



Village Hall, 262-567-2757
Fax, 262-567-4115
Highway Dept., 262-567-2422
Police Dept., 262-567-1134
Building Inspector, 262-490-4141
www.summitvillage.org

Summit Village Hall • 37100 Delafield Road • Summit, WI 53066

AGENDA
Village of Summit Plan Commission
Thursday, December 19, 2024, 5:30 p.m.
At the Summit Village Hall, 37100 Delafield Road

1. CALL TO ORDER
2. ROLL CALL AND CONFIRM POSTING
3. PLEDGE OF ALLEGIANCE
4. MINUTES
 - October 3, 2024 Joint PC/VB meeting (REVISED MINUTES)
 - November 21, 2024
5. Next meeting date – proposed for Thursday, January 16, 2025, at 5:30 p.m.
6. **PUBLIC HEARINGS:**
 - A. Receive comments and discuss a proposed request by Jon Spheeris to amend the Zoning Map of the Village of Summit Zoning and Shoreland Protection Ordinance to add EC Environmental Corridor Overlay to a portion of property owned by Lang Residential Investment LLC and N Susanne Lang in order to allow the construction of a residence on Lot 2 of CSM #11759. The subject property is known as part of Lot 4 of CSM #11759, located in part of the NW ¼ of Section 25, T7N, R17E (SUMT0674031004).
 - B. Receive comments and discuss a proposed request by Mackenzy Raabe to amend the Zoning Map of the Village of Summit Zoning and Shoreland Protection Ordinance from the A-2 Agricultural District to the R-1 Estate Residential District to accommodate an additional lot for single-family residential construction on property owned by Amy Kathryn Raabe. The subject property is known as Lot 1 of CSM # 7025, and a portion of unplatted lands, located in part of the SW ¼ of Section 20, T7N, R17E, at 38758 Genesee Lake Road (SUMT0655992 & part of SUMT0655993).
 - C. Receive comments and discuss a proposed request by John Siepmann, Siepmann Realty, to amend the Zoning Map of the Village of Summit Zoning and Shoreland Protection Ordinance from the A-1 Agricultural District to the R-3 Village Residential District and the A-2 Agricultural District in order to accommodate a 12-lot single-family conservation type subdivision on property owned by Mark and Eileen Lurvey Trust. The subject property is located in part of the NW ¼ & SW ¼ of Section 35 T7N, R17E, at 543 S. Wayfare Trail (SUMT0714999001).
 - D. Receive comments and discuss a proposed request by John Siepmann, Siepmann Realty, for a Preliminary Plat to accommodate a 12-lot single-family conservation type subdivision on property owned by Mark and Eileen Lurvey Trust. The subject property is located in part of the NW ¼ & SW ¼ of Section 35 T7N, R17E, at 543 S. Wayfare Trail (SUMT0714999001).

7. REGULAR BUSINESS:

- A. Discussion and action on a request by John Siepmann, Siepmann Realty, to amend the Zoning Map of the Village of Summit Zoning and Shoreland Protection Ordinance from the A-1 Agricultural District to the R-3 Village Residential District and the A-2 Agricultural District in order to accommodate a 12-lot single-family conservation type subdivision on property owned by Mark and Eileen Lurvey Trust. The subject property is located in part of the NW ¼ & SW ¼ of Section 35 T7N, R17E, at 543 S. Wayfare Trail (SUMT0714999001).
- B. Discussion and action on a request by John Siepmann, Siepmann Realty, for a Preliminary Plat to accommodate a 12-lot single-family conservation type subdivision on property owned by Mark and Eileen Lurvey Trust. The subject property is located in part of the NW ¼ & SW ¼ of Section 35 T7N, R17E, at 543 S. Wayfare Trail (SUMT0714999001).
- C. Discussion and action on a request by Jon Spheeris to amend the Zoning Map of the Village of Summit Zoning and Shoreland Protection Ordinance to add EC Environmental Corridor Overlay to a portion of property owned by Lang Residential Investment LLC and N Susanne Lang in order to allow the construction of a residence on Lot 2 of CSM #11759. The subject property is known as part of Lot 4 of CSM #11759, located in part of the NW ¼ of Section 25, T7N, R17E (SUMT0674031004).
- D. Discussion and action on a request by Jon Spheeris for a Certified Survey Map that reconfigures Lot 4 of CSM #11759 as a buildable lot and an outlot that is to be owned in common with the buildable lot. Lots 2 and 3 of CSM #11759 are included on the CSM, but no changes to the lot configuration of these lots are proposed. The subject properties are owned by Robert & Susanne Lang AKA Nancy Susanne Lang, Lang Residential Investment LLC and N. Susanne Lang, and Daniel & Kelley Kempel. The subject properties are known as Lots 2, 3, and 4 of CSM #11759, located in part of the NW ¼ of Section 25, T7N, R17E (SUMT0674031002, SUMT0674031003, & SUMT0674031004).
- E. Discussion and action on a request by Mackenzy Raabe to amend the Zoning Map of the Village of Summit Zoning and Shoreland Protection Ordinance from the A-2 Agricultural District to the R-1 Estate Residential District to accommodate an additional lot for single-family residential construction on property owned by Amy Kathryn Raabe. The subject property is known as Lot 1 of CSM # 7025, and a portion of unplatted lands, located in part of the SW ¼ of Section 20, T7N, R17E, at 38758 Genesee Lake Road (SUMT0655992 & part of SUMT0655993).
- F. Discussion and action on a request by Mackenzy Raabe for a Certified Survey Map to accommodate an additional lot for single-family residential construction on property owned by Amy Kathryn Raabe. A portion of the subject lands is owned by the Village of Summit. The subject property is known as Lot 1 and Outlot 1 of CSM # 7025, and a portion of unplatted lands, located in part of the SW ¼ of Section 20, T7N, R17E, at 38758 Genesee Lake Road (SUMT0655992 & part of SUMT0655993).

8. UPDATE regarding Village Board action on Plan Commission matters

9. ADJOURN Plan Commission meeting

Respectfully submitted,

Amy Barrows, Village Planner

Posted: December 13, 2024

Next meeting date: January 16, 2025

***** Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service contact the Village Hall at 567-2757.

***** It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any other governmental body except by the Village of Summit Plan Commission noticed above.



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MINUTES

Joint Village of Summit Plan Commission & Village Board Meeting October 3, 2024

CALL TO ORDER

President Riley called to order the special Village Board meeting to order at 5:30 pm on Thursday, October 3, 2024 at Summit Village Hall.

Chairperson Siepmann called to order the special Plan Commission meeting to order at 5:30 pm on Thursday, October 3, 2024 at Summit Village Hall.

ROLL CALL AND CONFIRM POSTING

Administrator-Clerk/Treasurer Michael confirmed that the meeting was noticed to the local media as required and requested and posted on the Village posting board and website. Trustees present were: Kraig Arenz, Sr., Jim Petronovich, Justin Phillips and Jeff Lee. Also present were: President Riley and Administrator-Clerk/Treasurer Debbie Michael.

Plan Commissioners present were: Matt Katz, Paul Schmitter, and Jay Obenberger. Also present were Chairperson Jim Siepmann and Planner Amy Barrows.

PROJECT PURPOSE & OVERVIEW: Discuss potential zoning ordinance text amendments related to available land uses (permitted/conditional use)

Planner Barrows explained why we are here and why this project is being proposed and what ~~to do the Village can do~~ going forward. The idea is to create a project ~~to reintroduce items going forward that considers reintroducing or newly introducing uses in certain zoning districts. Alternatively, the village can decide to not move forward with the project but we don't have to.~~

Planner Barrows provided a powerpoint presentation and explained that the zoning code has limited uses and limitations are mostly related to more unique uses that don't fit into other zoning district areas and were historically conditional uses which have been removed. We are not talking about any specific properties at this meeting. As an example, event barn type facilities, the purpose is to utilize more rural grounds versus a commercial district, meant to be out in a rural environment. For these land uses, the Village needs to decide if they want to encourage land use changes on some of these properties, under what circumstances, where and with what conditions.

Currently the Comp Plan acknowledges agricultural uses are not long term. Vision Statement: The Village of Summit is dedicated to maintaining its community-oriented rural residential environment in a manner that supports a strong education system, preserves its outstanding natural resources, provides cost effective village services, and balances its tax base through responsible development along the I-94 and CTH DR corridor, all while generating civic pride and encouraging active citizen participation.

The I-94/DR Corridor and area west of Village Hall will free up because it sounds that sewer is available since the area to the east in Oconomowoc has reached the 80%.

Related to the John's property at I-94/CTH P, people do come in with proposals, the owners want to sell the property but the sewer cost there is high and makes any type of residential development hard. If the Village wants to incentivize development on that property that would require some special provisions.

Sustainable Development requires the combination of looking at a strong social community, economy and environment. Studies show that residents and business owners want to have this combination, they value the natural resources and being close to where they work and live. You will get the higher tax revenue versus cost.

In 2018 the Village removed many Conditional Uses as part of Act 67. That was from a court case related to frac sand mining. The intent at the time was to come back to those uses removed and if they should be reintroduced with more restrictions.

REVIEW LAND USE TABLE: Discuss existing permitted and conditional uses per district, including recommended additions and deletions

Planner Barrows stated she would like to capture information to create a project scope to move forward. If it is a permitted use, if conditional use it is quasi-judicial and can use some discretion but any conditions or denials have to follow what has been specified in the code. You do want to write in as many provisions as you can think of, the burden is on the applicant to prove they meet the conditions of the permit.

Table: Land Uses Permitted

Many communities are adopting this table and including in the code.

P Permitted by Right

C Conditional Use Permit

Black P & C = existing

Blue P or C = recommendation to add

Red P or C = recommendation to remove

Residential Land Uses

Add P's to single-family duplexes, multi-family in neighborhood commercial

Recommendation to add Community Living Arrangement, Family day-care home, Private outdoor recreation facilities to MF-2 Multi-family Residential

Agricultural Land Uses

Recommendation to add P to Animal Hospital in Business Park

Consider including beekeeping provision and add definition of nursery.

Institutional Uses

Medical Hospitals are not allowed in the code right now, there was discussion about a specialty type hospital such as an orthopedic hospital being allowed. Planner Barrows stated we should leave it in the table for discussion.

Day schools already been addressed and code amendment made it permitted.

Commercial Uses

Recommendation to modify bakery (retail only) and allow limited production.

Home Occupations

Village Attorney has advised that they don't need approval but we've had a couple recently that have gotten extensive. So there should be a review process

Medical Office or Clinic is permitted in Business Park. Recommendation to add to Neighborhood Commercial and same with Dental Office.

Profession and professional services recommendation to add as permitted in Neighborhood Commercial.

Indoor Storage should at minimum be defined and decide if the Village wants to allow them or not. There was a question of where "distribution" fits into our code. Planner Barrows to research that.

Recommend Health Clubs in NC like a yoga studio or personal trainer, not like a YMCA.

President Riley asked about a boutique style, small hotel and would like to talk about that for Neighborhood Commercial.

Add Animal hospitals to Neighborhood Commercial. Limit runs, and kennels and potentially limit to small animals associated with those.

Accessory Uses

Attached or detached private garages we don't allow in NC, BP and IN, is that intentional? It was requested to have a broader discussion because there are some already in the Institutional District.

Horses needs to be clarified in agricultural zoning, should be a simple project to add it to the table.

Fences are allowed in all districts. Trustee Petronovich has questions about the types of material used. This should be looked at by Amy and Mike Sindorf.

Recommendation to remove private boathouses from MF-1 and MF-2. These are already not allowed but Planner originally recommended inclusion).

Trustee Arenz stated he recommends adding private residential play equipment to A-1 and A-2.

Trustee Arenz asked about 2nd dwelling in agriculture districts.

Additional housing units to be looked at.

Conversion of home to be removed from A-1 and A-2.

Roadside stands to be discussed further in other districts.

Comprehensive Plan has mixed use category but there is not a zoning district called that.

PRIORITIZE USES: Discuss uses that have been removed from the zoning ordinance and consider reintroducing certain uses and adding new uses

Planner Barrows reviewed the table and explained the first several were uses in the code but then removed as a result of Act 67: senior living, commercial kennels, contractor's yard, solar energy, bed & breakfasts, wholesale commercial greenhouses, housing for seasonal employees, hunting clubs/private game farms.

Remainder are uses that have been coming up or are uses in neighboring communities.

If there are things that you really don't want the Village to consider, then we should know that.

Mixed Uses, for example, could include a property that will have a resort, clubhouse, restaurant, bar that is really hard to fit into a zoning district. Golf courses are only allowed in Institutional zoning right now and not those other elements. You could stretch what a golf course means.

The members were asked to pick the 5 highest ones that they want to focus on as the first project.

The following were the results:

1. Contractors Yards/Landscape Business
2. Event Facilities
3. Agri-tourism Uses
4. Storage of boats/trailers
5. Limited family business
6. Mixed Uses

The group also expressed interest in have a separate discussion regarding fences and lighting.

IDENTIFY FUTURE PROJECT SCOPE: Based on prioritized uses, identify components of a project scope, including:

- A. Project purpose and goals – this will be an additional cost if Amy does it because she cannot do during her normal business hours.
- B. Project participants – advisory committee or sub-committee. Recommend 2 from Village Board and 2 from Plan Commission, likes the way we did it for the Comp Plan. Public participation was discussed. It would have to be somebody that is knowledgeable. Jim & Paul should be involved if they are to include public participants. Trustee Arenz recommended two from Village Board, two from Plan Commission and Planner Barrows. The meetings should include a time for public participation/input. Agenda items should be very specific. Jack should decide on who for Village Board members and Jim to make recommendation for Plan Commission. *Put on November agenda.
- C. Tasks related to achieving project goals
- D. Timeframe
- E. Costs (TBD)

Chairperson Siepmann stated that over the last week the Village has had two projects brought in for discussion; a large golf course and a very large industrial building proposed along the freeway. Plan Commission is going to start dealing with these issues very soon and the question is, how do they get to the Village Board members to determine if they should start to work on this. Trustee Arenz stated sometimes they can't give an opinion up front.

Planner Barrows stated the industrial business would need a rezoning and there should be a concept submittal to both Plan Commission and Village Board before a formal proposal.

Trustee Phillips stated he thinks we need to diversify our development because we are running out of residential development and he likes the idea of additional economic development and increasing our tax base.

Commissioner Katz asked about the event barn issue coming back to them four times, is there any way that we can get a definitive yes or no. It was a painful process for them, the applicant, the neighbors. Planner Barrows stated that is the goal of this process.

ADJOURN JOINT PLAN COMMISSION AND VILLAGE BOARD MEETING

MOTION: (Lee, Arenz) *to adjourn Special Village Board at 7:30 p.m.* Carried.

MOTION: (Schmitter, Katz) *to adjourn Special Plan Commission at 7:30 p.m.* Carried.

Respectfully submitted,

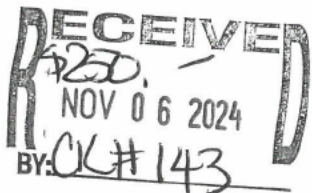
Debra J. Michael, WCMC
Administrator-Clerk/Treasurer



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Date Filed: 11/6/24
\$250.00 Application Fee Paid 250



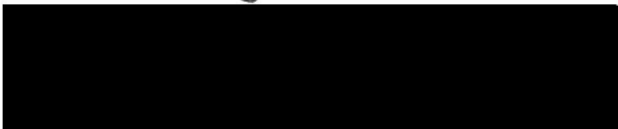
**Zoning Map Amendment
Application Packet**

Based on Chapter 111, Section 386 of the Village of Summit Code

Please read and complete this application carefully. All applications must be signed and dated.

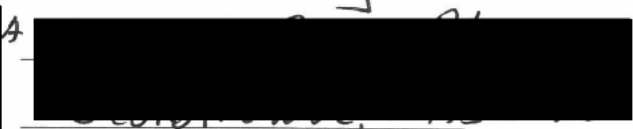
1. APPLICANT OR AGENT

Jon Spheeris



2. PROPERTY OWNER

Bob Lang



3. Property Address and Legal Description of the Property: (May appear on the tax bill)

Shakerus/le Rd- See attached
Legal Description

4. Tax Key Number: SUMT 067403 1004 (Part of)

5. What is the CURRENT Zoning Classification in the Village of Summit? R-2

What is the PROPOSED Zoning Classification in the Village of Summit? PEC

6. Identify the type of use immediately adjacent to this property.

North	<u>residential</u>	South	<u>residential</u>
East	<u>residential</u>	West	<u>Ag A-1</u>

7. Describe why the rezoning is needed, including a description of the proposed uses under the new zoning classification, including any new construction and number of employees (if known).

In order to rezone this parcel to be contiguous to the adjacent PEC lands

8. Please initial the following statements after you have read them.

24

I understand that the Village is under no obligation to rezone property and that densities and lot coverages provided in the Zoning Code are maximums. Actual build-out will depend on many factors, including topography and other natural conditions, surrounding neighborhood context, and the detailed design of the project.



I understand that the Village staff, Plan Commission and/or Village Board may request additional information to properly evaluate this request, and failure to provide such information may in itself be sufficient cause to deny the request.



I am aware that this rezoning shall go into effect immediately upon approval of the Waukesha County Board of Supervisors and receipt of the County's approval at the Summit Village Hall.

9. SIGNATURES

NOTE: ALL APPLICATIONS MUST BE SIGNED BY THE PROPERTY OWNER

Applicant Jon Sheerin

Applicant

11-5-2024

date

Robert Lang
Property Owner

Property Owner

Nov 5-2024

date

EXHIBIT A
LEGAL DESCRIPTION
LANDS TO BE REZONED INRA

PART OF LOT 4 OF CSM 11759, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE SEPTEMBER 12, 2018 IN BOOK 118, PAGES 151-155 AS DOCUMENT NO. 4360453, PREVIOUSLY A COMBINATION OF CSM 1908, A PART OF PARCEL 1 CSM 2473, OUTLOT 1 OF SHAKERVILLE, AND OTHER LANDS ALL A PART OF THE NW 1/4 AND SW 1/4 OF THE NW 1/4 OF SECTION 25, T. 7 N., R 17 E., IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

COMMENCING AT THE SOUTHEAST CORNER OF LOT 4 OF CSM 11759 AND POINT OF BEGINNING, THENCE ALONG THE SOUTH LINE OF LOT 4 OF CSM 11759 FOR THE FOLLOWING 3 COURSES: 1.: THENCE N 65°58'28" W, 26.50 FEET; 2.: THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING AN ARC LENGTH OF 405.23 FEET, A RADIUS OF 218.91 FEET, A DELTA ANGLE OF 106°03'41", AND A CHORD BEARING S 60°59'46" W, 349.80 FEET; 3.: THENCE N 07°57'59" E, 91.01 FEET; THENCE N 44°16'06" E, 29.03 FEET; THENCE N 12°45'40" W, 29.68 FEET; THENCE N 48°10'55" E, 39.28 FEET; THENCE N 28°44'34" W, 20.44 FEET; THENCE N 26°20'47" E, 26.70 FEET; THENCE N 39°35'56" E, 21.55 FEET; THENCE N 00°11'25" E, 15.18 FEET; THENCE N 32°03'14" W, 30.93 FEET; THENCE N 50°35'16" E, 22.87 FEET; THENCE N 04°05'46" W, 31.30 FEET; THENCE N 03°28'21" E, 66.75 FEET; THENCE N 35°53'47" W, 17.90 FEET; THENCE N 45°00'03" W, 11.16 FEET; THENCE N 07°57'59" E, 202.23 FEET; THENCE S 83°07'08" E, 366.65 FEET TO THE WEST RIGHT OF WAY OF SHAKERVILLE ROAD; THENCE ALONG THE WEST RIGHT-OF-WAY OF SHAKERVILLE ROAD ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 416.50 FEET, A RADIUS OF 1589.80 FEET, A DELTA ANGLE OF 15°00'38", AND A CHORD BEARING S 16°30'10" W, 415.31 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS HAVING AN AREA OF 139,173 SQUARE FEET, 3.195 ACRES.

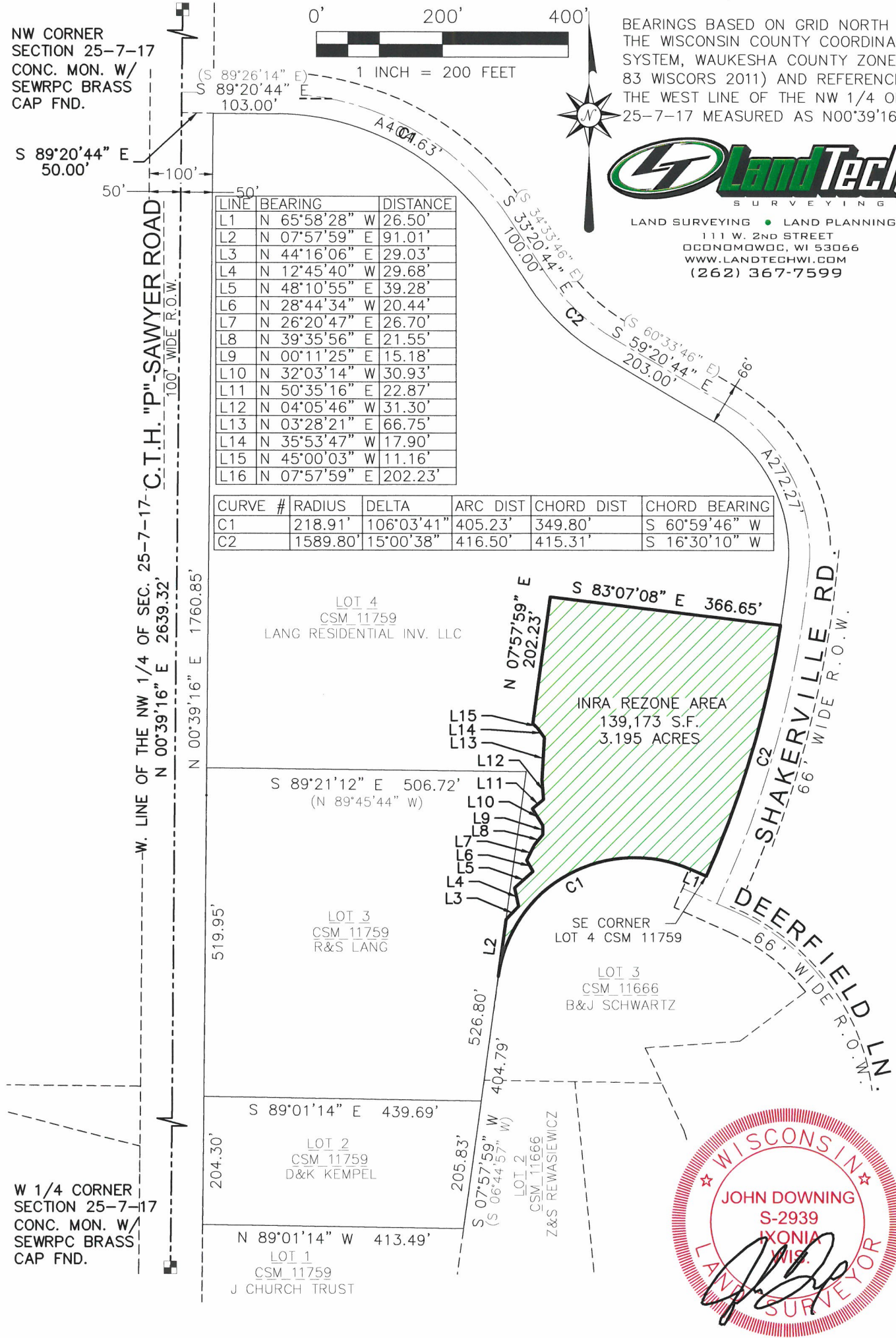
Prepared By:



111 WEST 2ND STREET
OCONOMOWOC, WISCONSIN
262-367-7599

REZONE EXHIBIT

LOT 4 OF CSM 11759, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE SEPTEMBER 12, 2018 IN BOOK 118, PAGES 151-155 AS DOCUMENT NO. 4360453, PREVIOUSLY A COMBINATION OF CSM 1908, A PART OF PARCEL 1 CSM 2473, OUTLOT 1 OF SHAKERVILLE, AND OTHER LANDS ALL A PART OF THE NW 1/4 AND SW 1/4 OF THE NW 1/4 OF SECTION 25, T. 7 N., R 17 E., IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.



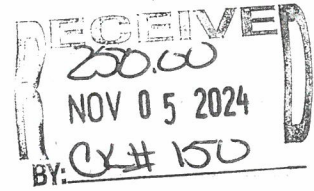


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Date Filed: 11/4/24

\$250.00 Application Fee Paid 250.00



Zoning Map Amendment Application Packet

Based on Chapter 111, Section 386 of the Village of Summit Code

Please read and complete this application carefully. All applications must be signed and dated.

- ## 1. APPLICANT OR AGENT

Mack & Megan Raabe

- ## 2. PROPERTY OWNER

Amy Raabe

[REDACTED]

- 3. Property Address and Legal Description of the Property:** (May appear on the tax bill)

38758 Genejee Lake Rd

Oconomowoc, WI 53066

4. Tax Key Number: SUMT
- 2011-2012

5. What is the CURRENT Zoning Classification in the Village of Summit? A2

What is the PROPOSED Zoning Classification in the Village of Summit? R1

6. Identify the type of use immediately adjacent to this property.

North	South
East A2	West B1

7. Describe why the rezoning is needed, including a description of the proposed uses under the new zoning classification, including any new construction and number of employees (if known).

Splitting lots into two separate to build house for son & daughter in law. Lots meet R1 like the adjacent lots to the west that are also family members, who split the land.

8. Please initial the following statements after you have read them.

MR I understand that the Village is under no obligation to rezone property and that densities and lot coverages provided in the Zoning Code are maximums. Actual build-out will depend on many factors, including topography and other natural conditions, surrounding neighborhood context, and the detailed design of the project.

MR I understand that the Village staff, Plan Commission and/or Village Board may request additional information to property evaluate this request, and failure to provide such information may in itself be sufficient cause to deny the request.

MR I am aware that this rezoning shall go into effect immediately upon approval of the Waukesha County Board of Supervisors and receipt of the County's approval at the Summit Village Hall.

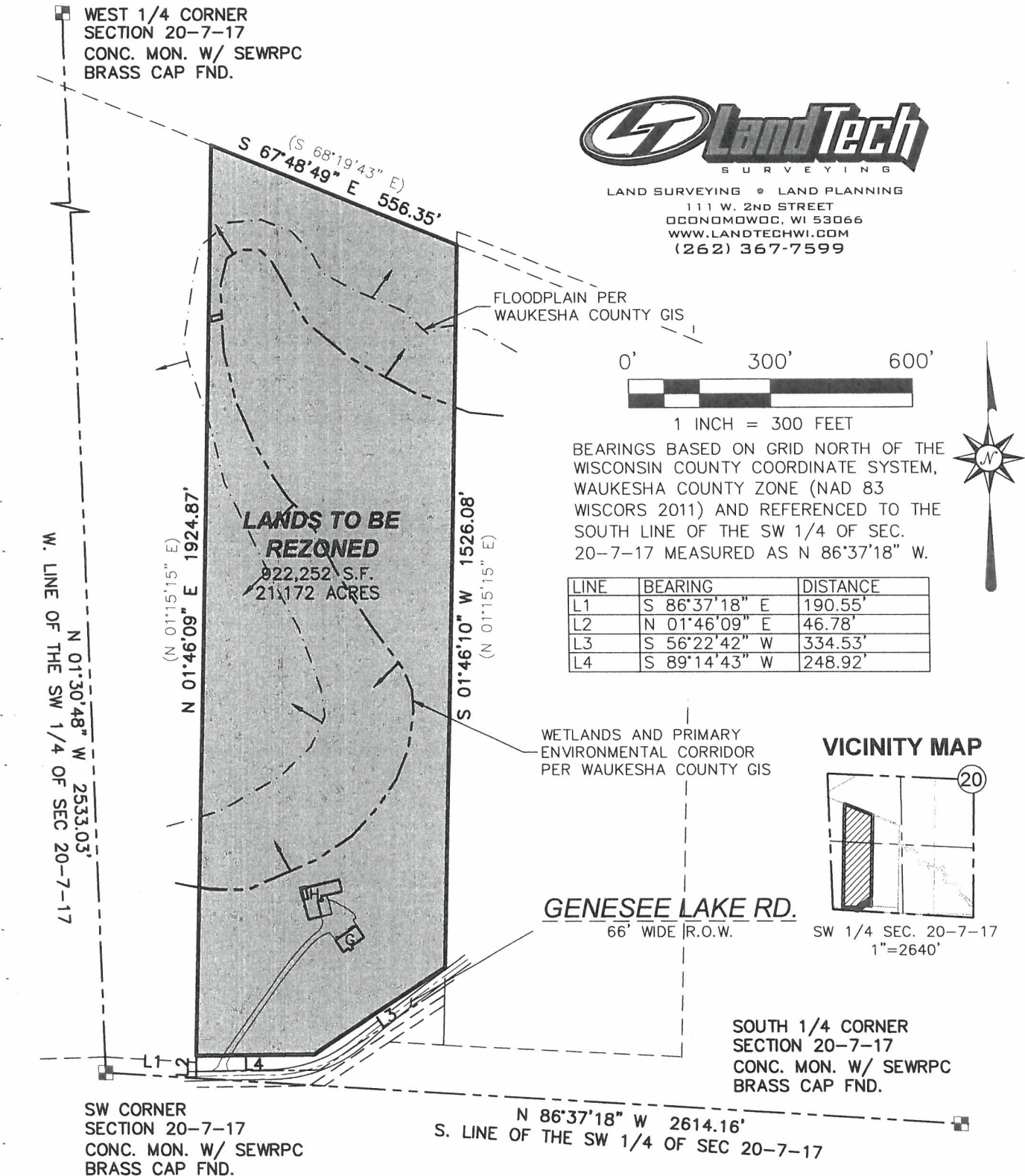
9. SIGNATURES

NOTE: ALL APPLICATIONS MUST BE SIGNED BY THE PROPERTY OWNER

[Signature] 11/14/24 Applicant date [Signature] 11/14/24 Property Owner date

REZONE EXHIBIT

UNPLATTED LANDS AND LOT 1 OF CSM 7025, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE, IN VOL. 59, PAGE 117-119, AS DOCUMENT NO. 1824405, AND UNPLATTED LANDS BEING A PART OF THE NW 1/4 AND PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 20, T.7N., R.17 E., VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.



LEGAL DESCRIPTION FOR LANDS TO BE REZONED:

UNPLATTED LANDS AND LOT 1 OF CSM 7025, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE, IN VOL. 59, PAGE 117-119, AS DOCUMENT NO. 1824405, AND UNPLATTED LANDS BEING A PART OF THE NW 1/4 AND PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 20, T.7N., R.17 E., VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 20, TOWN 7 NORTH, RANGE 17 EAST, THENCE S 86°37'18" E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 20, 190.55 FEET; THENCE N 01°46'09" E, 46.78 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF CSM 7025 THENCE N 01°46'09" E, ALONG THE WEST LINE OF LOT 1 OF CSM 7025, 1924.87 FEET TO THE NORTHWEST CORNER OF LOT 1 OF CSM 7025; THENCE S 67°48'49" E, ALONG THE NORTH LINE OF LOT 1 OF CSM 7025, 556.35 FEET TO THE NORTHEAST CORNER OF LOT 1 OF CSM 7025; THENCE S 01°46'10" W, ALONG THE EAST LINE OF LOT 1 OF CSM 7025 AND EXTENSION OF SAID LINE, 1526.08 FEET TO THE NORTH RIGHT-OF-WAY OF GENESEE LAKE ROAD; THENCE ALONG THE NORTH RIGHT-OF-WAY OF GENESEE LAKE ROAD FOR THE FOLLOWING 2 COURSES: 1.: THENCE S 56°22'42" W, 334.53 FEET; 2.: THENCE S 89°14'43" W, 248.92 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS HAVING AN AREA OF 922,252 SQUARE FEET OR 21.172 ACRES.

* Wetland Conservancy District and Environmental Corridor * DATED 10/22/2024
and Floodplain Overlay Districts remain unchanged. JOB# 24137
THIS INSTRUMENT WAS DRAFTED BY MATTHEW T. GOURKE, S-2771



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Police Dept., 567-1134
Building Inspector, 490-4141

Summit Village Hall • 37100 Delafield Road • Summit, WI 53066

Date Filed: _____

\$250.00 Application Fee Paid _____

Zoning Map Amendment Application Packet

Based on Chapter 111, Section 386 of the Village of Summit Code

Please read and complete this application carefully. All applications must be signed and dated.

1. APPLICANT OR AGENT

John Siepmann - Siepmann Realty
11240 N1221 Pewaukee Rd
Waukesha WI 53188

2. PROPERTY OWNER

Mark & Eileen Lurvey Trust
35080 Wayfare Trl
Oconomowoc WI 53066

3. Property Address and Legal Description of the Property: (May appear on the tax bill)

543 S. Wayfare Trl
- See attached legal descriptions

4. Tax Key Number: SUMT 0714 999 001

5. What is the CURRENT Zoning Classification in the Village of Summit? A-1

What is the PROPOSED Zoning Classification in the Village of Summit? A-2 & R-3

6. Identify the type of use immediately adjacent to this property.

North	<u>Agricultural</u>	South	<u>Residential</u>
East	<u>Residential</u>	West	<u>Agricultural</u>

7. Describe why the rezoning is needed, including a description of the proposed uses under the new zoning classification, including any new construction and number of employees (if known).

Rezoning is required to create 12 Single family homesites and commonly owned outlot. Currently zoned A-1, the rezoning request is to A-2 & R-3. A-2 zoning will allow continued farming operations on lot 12.

8. Please initial the following statements after you have read them.

Initial

ML JS

I understand that the Village is under no obligation to rezone property and that densities and lot coverages provided in the Zoning Code are maximums. Actual build-out will depend on many factors, including topography and other natural conditions, surrounding neighborhood context, and the detailed design of the project.

Initial

ML JS

I understand that the Village staff, Plan Commission and/or Village Board may request additional information to properly evaluate this request, and failure to provide such information may in itself be sufficient cause to deny the request.

Initial

ML JS

I am aware that this rezoning shall go into effect immediately upon approval of the Waukesha County Board of Supervisors and receipt of the County's approval at the Summit Village Hall.

9. SIGNATURES

NOTE: ALL APPLICATIONS MUST BE SIGNED BY THE PROPERTY OWNER

[Signature]
Applicant

11/5/2024
date

Signed by:

Mark Lurvey
Property Owner

11/5/2024
date

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

LANDS TO REZONED A-2:

Being a part of the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 and a part of the Southeast 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 35, Township 7 North, Range 17 East, Village of Summit, Waukesha County, Wisconsin, descr bed as follows:

Commencing at the northwest corner of the Southwest 1/4 of said Section 35; thence South 00°30'01" East along the west line of said Southwest 1/4, 56.19 feet; thence North 89°29'59" East, 60.00 feet to the east right of way line of South Summit Avenue - State Trunk Highway "67" and the Point of Beginning 1;

Thence North 00°30'01" West along said east right of way line, 56.15 feet; thence North 00°25'14" West along said east right of way line 110 feet, more or less to the centerline of the Bark River; thence northwesterly 1308 feet, more or less, along the centerline of said Bark River; thence South 56°00'55" East, 636 feet, more or less; thence South 01°27'13" East, 176.59 feet; thence South 18°20'21" East, 530.85 feet; thence North 69°06'17" East, 293.27 feet to a point on the west right of way line of South Wayfare Trail and a point on a curve; thence southeasterly 20.00 feet along the arc of said curve to the left, whose radius is 2995.34 feet and whose chord bears South 21°05'11" East, 20.00 feet to the north line of Certified Survey Map No. 6393; thence South 62°18'01" West along said north line, 797.18 feet to the northerly right of way line of Whitaker Lane and a point on a curve; thence northwesterly 5.26 feet along the arc of said curve to the left, whose radius is 592.70 feet and whose chord bears North 61°14'47" West, 5.25 feet; thence North 61°30'01" West along said northerly right of way line, 58.88 feet; thence North 28°29'59" East, 300.00 feet; thence North 61°30'01" West, 480.00 feet; thence North 64°22'03" West, 154.05 feet; thence North 73°49'36" West, 166.88 feet; thence South 11°08'36" West, 300.00 feet to the aforesaid northerly right of way line of Whitaker Lane and a point on a curve; thence northwesterly 132.43 feet along the arc of said curve to the left, whose radius is 651.67 feet and whose chord bears North 84°40'43" West, 132.20 feet; thence South 89°29'59" West along said northerly right of way line, 80.00 feet to the Point of Beginning 1.

Said land containing 18.44 acres.

LANDS TO REZONED A-2:

Being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 35, Township 7 North, Range 17 East, Village of Summit, Waukesha County, Wisconsin, described as follows:

Commencing at the southwest corner of the Northwest 1/4 of said Section 35; thence South 89°08'08" East along the south line of said Northwest 1/4, 1354.55 feet; thence North 18°20'21" West, 421.01 feet; thence North 01°27'13" West, 176.59 feet to the Point of Beginning 2;

Thence North 56°00'55" West, 636 feet, more or less, to the centerline of the Bark River; thence northwesterly 1281 feet, more or less, along the centerline of said Bark River; thence South 07°20'21" East, 638 feet more or less, to the northerly right of way line of South Wayfare Trail and a point on a curve; thence southwesterly 310.68 feet along the arc of said curve to the left and said right of way line, whose radius is 409.78 feet and whose chord bears South 21°56'27" West, 303.29 feet; thence South 87°17'14" West, 270.00 feet to the Point of Beginning 2.

Said land containing 11.83 acres.

LANDS TO REZONED R-3:

Being a part of the Northwest 1/4 of the Southwest 1/4 and a part of the Southwest 1/4 of the Northwest 1/4 of Section 35, Township 7 North, Range 17 East, Village of Summit, Waukesha County, Wisconsin, descr bed as follows:

Commencing at the northwest corner of the Southwest 1/4 of said Section 35; thence South 00°30'01" East along the west line of said Southwest 1/4, 56.19 feet; thence North 89°29'59" East and then along the northerly right of way line of Whitaker Lane, 140.00 feet to a point of curvature; thence southeasterly 132.43 feet along the arc of said curve to the right, whose radius is 651.67 feet and whose chord bears South 84°40'43" East, 132.20 feet to the Point of Beginning 3;

Thence North 11°08'36" East, 300.00 feet; thence South 73°49'36" East, 166.88 feet; thence South 64°22'03" East, 154.05 feet; thence South 61°30'01" East, 480.00 feet; thence South 28°29'59" West, 300.00 feet to the aforesaid northerly right of way line of Whitaker Lane; thence North 61°30'01" West along said northerly right of way line, 513.00 feet to a point of curvature; thence northwesterly 197.41 feet along the arc of said curve to the left, whose radius is 651.67 feet and whose chord bears North 70°10'43" West, 196.66 feet to the Point of Beginning 3.

Said land containing 5.19 acres.

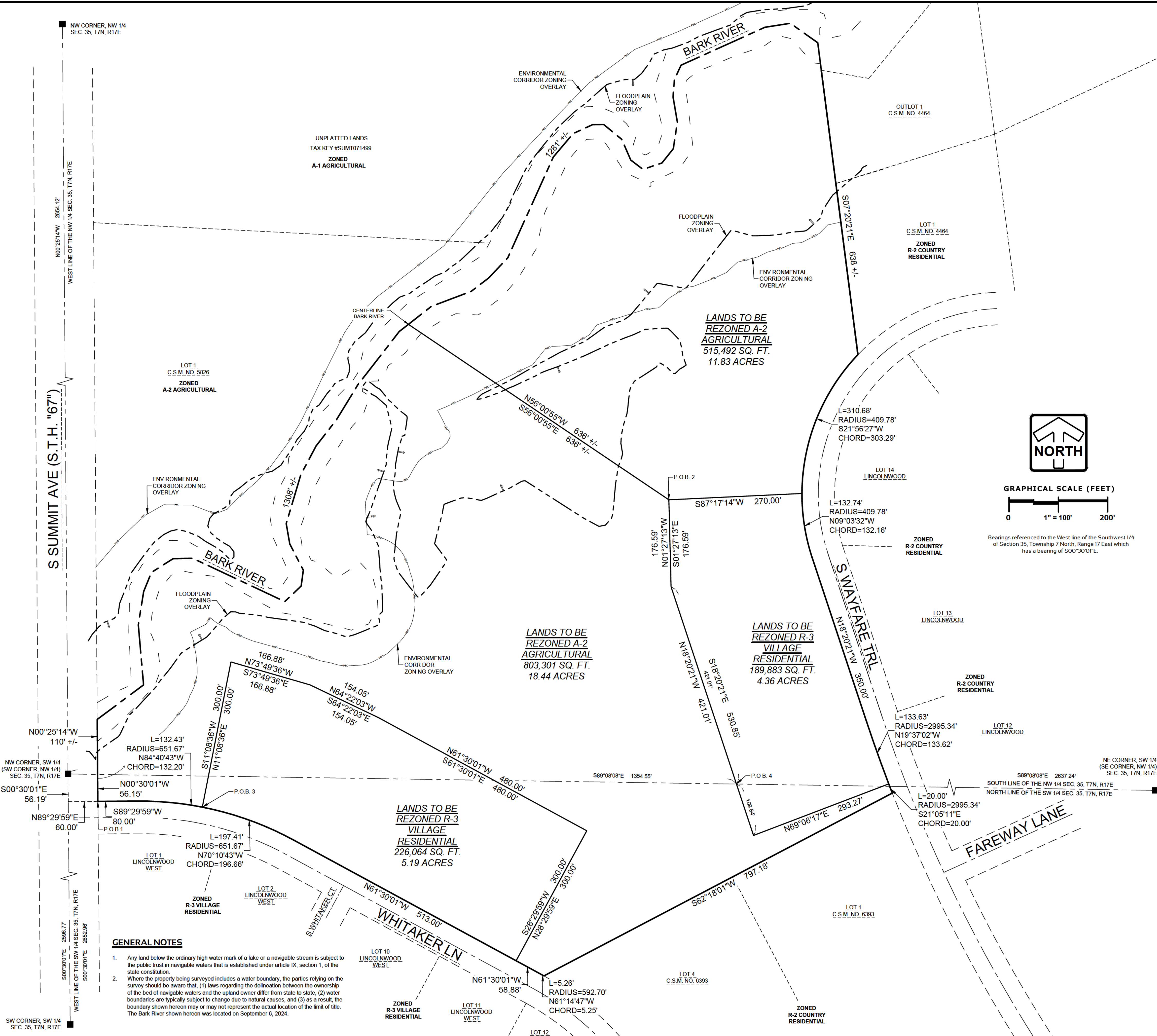
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Thence South 18°20'21" East, 109.84 feet; thence North 69°06'17" East, 293.27 feet to the westerly right of way line of South Wayfare Trail and a point on a curve; thence northwesterly 133.63 feet along the arc of said curve and said right of way line, whose radius is 2995.34 feet and whose chord bears North 19°37'02" West, 133.62 feet; thence North 18°20'21" West along said right of way line, 350.00 feet to a point of curvature; thence northwesterly 132.74 feet along the arc of said curve to the right and said right of way line, whose radius is 409.78 feet and whose chord bears North 09°03'32" West, 132.16 feet; thence South 87°17'14" West, 270.00 feet; thence South 01°27'13" East, 176.59 feet; thence South 18°20'21" East, 421.01 feet to the Point of Beginning 4.

Said land containing 4.36 acres.



GENERAL NOTES

- Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.
- Where the property being surveyed includes a water boundary, the parties relying on the survey should be aware that, (1) laws regarding the delineation between the ownership of the bed of navigable waters and the upland owner differ from state to state, (2) water boundaries are typically subject to change due to natural causes, and (3) as a result, the boundary shown hereon may or may not represent the actual location of the limit of title. The Bark River shown hereon was located on September 6, 2024.

543 SOUTH WAYFARE TRAIL

PART OF THE NE 1/4 AND NW 1/4 OF THE SW 1/4 AND PART OF THE NE 1/4, SE 1/4, SW 1/4 AND NW 1/4 OF THE NW 1/4 OF SEC. 35, T7N, R17E EAST, VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN

ZONING EXHIBIT SUMT 0714999001

REVISIONS

REG JOB NO.: 58666.00

REG PM: 10/28/2024

DATE: 10/28/2024

SCALE: 1"=100'

DRAFTED BY: ST

SHEET 1 of 1

SURVEY

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Thence South 18°20'21" East, 109.84 feet; thence North 69°06'17" East, 293.27 feet to the westerly right of way line of South Wayfare Trail and a point on a curve; thence northwesterly 133.63 feet along the arc of said curve and said right of way line, whose radius is 2995.34 feet and whose chord bears North 19°37'02" West, 133.62 feet; thence North 18°20'21" West along said right of way line, 350.00 feet to a point of curvature; thence northwesterly 132.74 feet along the arc of said curve to the right and said right of way line, whose radius is 409.78 feet and whose chord bears North 09°03'32" West, 132.16 feet; thence South 87°17'14" West, 270.00 feet; thence South 01°27'13" East, 176.59 feet; thence South 18°20'21" East, 421.01 feet to the Point of Beginning 4.

Said land containing 4.36 acres.

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REVIEWED: ASZ

DESIGNED: ASZ

DRAWN: BR



SURVEYED LEGAL DESCRIPTION:

Being a part of the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 and a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 35, Township 1 North, Range 17 East, Village of Summit, Waukesha County, Wisconsin, described as follows:

Commencing at the northwest corner of the Southwest 1/4 of said Section 35; thence South 00°30'01" East along the west line of said Southwest 1/4, 56.19 feet, thence North 89°29'59" East, 60.00 feet to the east right of way line of South Summit Avenue - State Trunk Highway 67" and the Point of Beginning; thence North 00°30'01" West along said east right of way line, 56.15 feet; thence North 00°25'14" West along said east right of way line 110 feet, more or less to the centerline of the Bark River; thence northwesterly 2588 feet, more or less, along the centerline of the Bark River; thence South 07°20'21" East along the west line of Certified Survey Map No. 4464, 638 feet, more or less, to the northwesterly right of way line of South Wayfare Trail and a point on a curve; thence southwesterly 443.42 feet along the arc of said to the left curve and said right of way line, whose radius is 409.78 feet and whose chord bears South 12°39'39" West, 422.10 feet; thence South 18°20'21" East along said northwesterly right of way line, 350.00 feet to a point of curvature; thence southeasterly 153.63 feet along the arc of said curve to the left and said right of way line, whose radius is 2995.34 feet and whose chord bears South 19°48'31" East, 153.61 feet; thence South 62°18'01" West along the north line of Certified Survey Map No. 6393, 797.18 feet to a point on a curve on the northerly right of way line of Whitaker Lane; thence northwesterly 5.26 feet along the arc of said curve to the left and said right of way line, whose radius is 595.70 feet and whose chord bears North 61°14'47" West, 5.25 feet; thence North 61°30'01" West along said northerly right of way line, 571.88 feet to a point of curvature; thence northwesterly 329.84 feet along the arc of said curve to the left and said right of way line, whose radius is 651.67 feet and whose chord bears North 76°00'01" West, 326.33 feet; thence South 69°29'59" West along said right of way line, 60.00 feet to the Point of Beginning.

GENERAL NOTES

- Survey prepared for: MARK & EILEEN LURVEY TRUST
- Field work completed on SEPTEMBER 6, 2024.
- Flood Zone Classification: The property lies with in Zone "X", Zone "AE", "Floodway" and "Other Flood Areas" of the Flood Insurance Rate Map Community Panel No. 55133C0164H with an effective date of NOVEMBER 5, 2014. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain. Zone "AE" are Special Flood Hazard Areas with Base Flood Elevations determined. "Floodway" is the channel of the stream. "Other Flood Areas" are areas of 500 Year Flood chances.
- Vertical Datum: North American Vertical Datum of 1988 (12), (NAVD88). Reference Benchmark: Monument with brass cap at the southwest corner of the Northwest 1/4 Section 35, Town 7 North, Range 17 East, Elevation = 686.51.
- Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20243418533 with a clear date of SEPTEMBER 1, 2024. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
- Wetlands delineated by Heartland Ecological Group, Inc. MAY, 2024.
- Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.
- Where the property being surveyed includes a water boundary, the parties relying on the survey should be aware that, (1) laws regarding the delineation between the ownership of the bed of navigable waters and the upland owner differ from state to state, (2) water boundaries are typically subject to change due to natural causes, and (3) as a result, the boundary shown hereon may or may not represent the actual location of the limit of title. The edge of water and ordinary high-water mark shown hereon was located on September 6, 2024.

CONCEPTUAL PLAN - LURVEY TRUST PROPERTY

OWNER/DEVELOPER: MARK & EILEEN LURVEY TRUST
C/O SIEPMANN REALTY CORPORATION
ATTN: JIM SIEPMANN
W240 N1221 PEWAUKEE ROAD
WAUKESHA, WI 53188

SITE ADDRESS: 543 S WAYFARE TRAIL

TAX KEY NUMBER: SUMT 0714999001

LOCATION: NW 1/4 & SW 1/4 SECTION 35, T7N, R17E

PARCEL SIZE: 39 ACRES +/-

VILLAGE OF SUMMIT ZONING:
R-3 VILLAGE RESIDENTIAL DISTRICT CONSERVATION
DENSITY FACTOR/AREA PER DWELLING UNIT = 28,000 SF
MINIMUM TOTAL OPEN SPACE = 40% OF PROJECT AREA
MINIMUM LOT AREA = 20,000 SF
MINIMUM LOT WIDTH = 120' AT BUILDING SETBACK
MAXIMUM IMPERVIOUS AREA = 10,500 SF OR 15% OF LOT AREA, WHICHEVER IS GREATER
LOCAL STREET SETBACK = 20' (PROPOSING 30')
MINIMUM SIDE YARD = 20'
MINIMUM REAR YARD = 25'
MINIMUM WETLAND SETBACK = 25'
MINIMUM SETBACK FROM OHWM = 75'

PROPOSED NUMBER OF LOTS: 11

PROPOSED NUMBER OF OUTLOTS: 2

LEGEND OF SYMBOLS & ABBREVIATIONS

○ SANITARY MANHOLE	△ FIBER OPTIC MARKER	— SIGN
□ STORM MANHOLE	○ FIBER OPTIC MANHOLE/VAULT	□ MAIL BOX
□ STORM INLET	□ TELEPHONE PEDESTAL	□ FLAG POLE
□ CLEANOUT	○ TELEPHONE MANHOLE/VAULT	○ BASKETBALL HOOP
□ CATCH BASIN	△ TELEPHONE MARKER	○ BOLLARD
□ LATERAL	□ TRANSFORMER	× CROSS CUT
○ UNKNOWN MANHOLE	□ ELECTRIC METER/PEDESTAL	○ IRON PIPE
○ WELL	□ ELECTRIC MANHOLE/VAULT	○ IRON REBAR/ROD
○ HYDRANT	□ CABLE TV RISER/BOX CABLE	○ MAG NAIL
○ WATER VALVE	○ TV MANHOLE/VAULT	■ SECTION MONUMENT
○ DOWN SPOUT	○ GAS VALVE	○ BENCH MARK
○ SPRINKLER VALVE	○ GAS METER	○ CONIFER TREE
○ WATER SHUT OFF	△ GAS MARKER	○ DECIDUOUS TREE
△ STANDPIPE	□ AIR CONDITIONING UNIT	○ BUSH
○ WATER MANHOLE	○ VENT	○ WETLAND SYMBOL
○ FLOOD LIGHT	○ DIRECTIONAL ARROW	○ CL. CENTERLINE
○ LIGHT POLE	○ DUMPSTER	○ CONC. CONCRETE
○ TRAFFIC SIGNAL POLE	○ HANDICAP STALL	○ EL. ELEVATION
○ UTILITY POLE	○ SPOT ELEVATION	○ EXT. EXISTING
○ GUY WIRE	○ MON. MONUMENT	○ INV. INVERT
— SANITARY SEWER	— STORM SEWER	— P.O.B. POINT OF BEGINNING
— WATER MAIN	— FIBER OPTIC LINE	— P.O.C. POINT OF COMMENCEMENT
— TELEPHONE LINE	— ELECTRIC LINE	— R.O.W. RIGHT OF WAY
— OVERHEAD WIRES	— CABLE TELEVISION	— SEC. SECTION
— GAS MAIN	— WETLANDS	— SQ. FT. SQUARE FEET
— TREE LINE	— NO ACCESS	— WITH WITH
— NO ACCESS		— (R) RECORDED AS
		— (D) DEEDED AS

SOILS ON SITE:
CeB = Casco loam (B)
FoA = Fox loam (C)
FsA = Fox silt loam (B)
HtA = Houghton muck (A/D)
MhA = Matherton sandy loam = (B/D)
MmA = Matherton silt loam = (B/D)
MzK = Mussey loam (B/D)

PROJECT ENGINEER/SURVEYOR:
ANTHONY S. ZANON, P.E.
JOHN P. KONOPACKI, P.L.S.
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
tony.zanon@pinnacle-engr.com

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown.
Contact Diggers Hotline, Inc., Etc.



GRAPHICAL SCALE (FEET)



Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the West line of the Southwest 1/4 of Section 35, Township 7 North, Range 17 East, which has a bearing of 500°30'0"E.



CALL DIGGERS HOTLINE
1-800-242-6511
TOLL FREE

WE STRONGLY RECOMMEND THAT YOU CALL DIGGER'S HOTLINE PRIOR TO ANY EXCAVATION WORK.
MILWAUKEE AREA 259-1181

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

WISCONSIN OFFICE:
20725 WATERTOWN ROAD
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

PINNACLE ENGINEERING GROUP

ENGINEERING | NATURAL RESOURCES | SURVEYING

LURVEY TRUST PROPERTY

BEING PART OF THE SW 1/4 & NW 1/4 OF SEC. 35 T7N, R17E,
VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN

CONCEPT PLAN

REVISIONS

NO.	REVISIONS	DATE
1	REVISED LOTS	09-13-24

PEP JOB NO. 5866.00-WI

REG. NO. 08-20-24

START DATE 08-20-24

SCALE 1" = 100'

SHEET

C-1

C-1

ZONING DISTRICT AMENDMENT REQUEST
12/19/2024 Plan Commission Meeting
Lurvey Property (SUMT0714999001)

Staff Report

Village of Summit, Wisconsin

Property Location: 543 S. Wayfare Trail

Property Owner: Mark & Eileen Lurvey

Applicant: John Siepmann, Siepmann Realty

Possible Motion: *Motion to recommend that Village Board approve the amendment to the Zoning Map of the Village of Summit Zoning and Shoreland Protection Ordinance from the A-1 Agricultural District to the A-2 Agricultural District and R-3 Village Residential District on property located at 543 S. Wayfare Trail, more specifically, the areas to be zoned A-2 Agricultural District are legally described in Exhibit A and B and the areas to be zoned R-3 Village Residential District are legally described in Exhibit C and D. The Wetland Conservancy District and Environmental Corridor and Floodplain Overlay Districts will remain unchanged. The recommended zoning map amendment is subject to the following conditions:*

1. *This rezone is not effective until a Subdivision Plat is reviewed and approved by the Village of Summit and recorded by Waukesha County Register of Deeds in substantial conformance with the Preliminary Plat revised on November 26, 2024 and presented at the December 19, 2024 Plan Commission meeting. A note shall be placed on the subdivision plat that no further land division is allowed unless a public road is constructed.*
2. *Lot 12 is conditionally rezoned to the A-2 Agricultural District subject to the property being limited to the following uses:*
 - A. *Principal permitted uses:*
 1. *Apiculture (beekeeping).*
 2. *Grazing or pasturing of agricultural animals for the commercial purpose of food or fiber production.*
 3. *Raising of field crops.*
 4. *Raising of livestock, except commercial feed lots and fur farms, for the commercial purposes of food or fiber production, except for dairy farming.*
 5. *Single-family residential dwelling.*
 - B. *Accessory uses:*
 1. *Barns, sheds, and similar structures customarily accessory to a permitted agricultural use. Note: Agricultural structures may be permitted as a principal permitted use in accordance with Section 111-100(b)(4)a.*
 2. *Guest houses, provided such structure shall not be rented, leased or used continually for permanent habitation.*

Lurvey Rezone

3. *Not more than three dogs or three cats, or a combination thereof, which are over the age of 12 months.*
4. *Home occupation.*
5. *Attached or detached private garages.*
6. *Private greenhouses.*
7. *Private residential outdoor recreational facilities.*
8. *Private residential stable.*

C. *No conditional uses are allowed.*

3. *Outlot 1 is conditionally rezoned to the A-2 Agricultural District subject to the outlot being owned in an undivided fractional ownership by all lot owners of the proposed subdivision for open space purposes. The outlot may include limited amenities to enhance the space for open space purposes, such as the construction of a recreational trail, play area and fire pit. Provisions identifying the permitted uses and long-term maintenance responsibilities shall be included in the Subdivision Declaration of Restrictions and Open Space Management Plan, which shall be reviewed and approved by the Village of Summit as part of the Final Plat review.*

Staff is directed to prepare a draft ordinance in accordance with this motion, subject to Village Attorney review, for consideration by Village Board.

Summary:

Existing Zoning: A-1 Agricultural District (35+ acres) & WL Wetland Conservancy, EC Environmental Corridor Overlay and FO Floodplain Overlay

Proposed Zoning: A-2 Agricultural District (10-35 acre density & min. 3-acre lot size) & R-3 Village Residential District Conservation Subdivision (28,000 sq. ft. density/40% open space & min. 20,000 sq. ft. lot size) & WL Wetland Conservancy, EC Environmental Corridor Overlay and FO Floodplain Overlay

Land Use Plan: SF Residential 1.6-acre density with Wetland & Primary Environmental Corridor

Adjacent Land Uses		Zoning*
N	Agricultural	A-1 & A-2
South	Residential	R-2 & R-3
East	Residential	R-2
West	Village of Dousman – pending development of Three Pillars	N/A

*Natural resource zoning districts cover portions of the adjacent lands

The adjacent subdivision located directly south of the property known as Lincolnwood West is currently zoned R-3 Residential with lot sizes of 1-acre or more. The adjacent properties to the east and remaining properties to the south are zoned R-2 Country Residential with most lot sizes of 2 acres or more.

The applicant is proposing to develop an existing 38.7-acre property currently used for agricultural purposes as a 12-lot single-family residential subdivision. There are 12 numbered lots and one outlot (Outlot 1) that will be owned in common with all of the lot owners. Lot 12 contains an existing pole barn and animal shelter. Lot 12 will remain in ownership of the existing property owner, but will eventually be used for the purpose of constructing a single-family residence. The property owners live on the adjacent lot to the east. The pole barn is considered a principal building in the A-1 Agricultural District. The applicant is proposing to rezone Lot 12 and Outlot 1 to A-2 Agricultural so that the minimum lot size of Lot 12 can be reduced in size, as small as three acres (with a maximum density of 1 unit/10 acres). The pole barn is still considered a principal building in the A-2 Agricultural District.

The applicant is proposing to rezone the area of the remainder of the property inclusive of Lots 1-11 to the R-3 Village Residential District and develop the subdivision as a conservation type development, which requires a minimum lot size of 20,000 sq. ft. and maximum density of 28,000 sq. ft./unit. A conventional type development would require a minimum lot size of 35,000 sq. ft. and maximum density of 43,560 sq. ft./unit. A conservation subdivision allows a minimum lot width of 120 ft. rather than 150 ft. that is required as part of a conventional subdivision. Conservation subdivisions require that at least 40% of the land be held in open space. A minimum of 10.9 upland acres would need to be preserved. The applicant is proposing to preserve 13 upland acres.

The applicant is not proposing to amend the land use plan, which allows a maximum density of 1.6-acres/unit. Waterways, wetlands, and floodplain are not included in the density calculation. The land use plan is the limiting factor and would yield a total of 16 lots (based on the lot calculations below). The applicant is proposing a total of 11 new single-family residential lots in the R-3 District, with an average lot size of 37,813 sq. ft. None of the newly created lots will include wetlands, floodplain, or primary environmental corridor.

Lot 12 is 10.86 acres in size with the pole barn and pergola and will eventually become a single-family residential lot. The existing structures on Lot 12 contain 7 goats and several chickens. If the property remains in an agricultural zoning district, it appears that there is no restriction on the number of goats, provided the goats are used for agricultural purposes.

Outlot 1 will be commonly owned by all lot owners of the subdivision. The outlot is 17.15 acres in size. The applicant is proposing a private trail system, fire pit and play area, and stormwater management within the outlot. The outlot will also provide access to the Bark River for all lot owners. The applicant is willing to allow the construction of a 5-car parking lot for public access to the Bark River with an easement dedicated to the Village, County, or other entity. The applicant is not interested in any construction or other financial responsibilities related to maintenance. The applicant is also willing to provide an easement for the benefit of Waukesha

Lurvey Rezone

County or non-profit organization to preserve the Bark River Greenway area, which may be inclusive of the wetland and floodplain, and a strip outside of the wetland and floodplain for the construction of a future trail that would connect STH 67 and CTH P.

No new roads are proposed. Each lot will have access from an existing local subdivision road. Each lot will be served by a private septic system and well. It appears some of the land has soils that are indicative of high groundwater conditions. The Village Surveyor has recommended that the applicant provide pre-planned septic areas. The applicant will be preparing Subdivision Declaration of Restrictions and establishing a Homeowner's Association. Staff has suggested that the restrictions include provisions to protect the existing trees that line the edge of the public roads. The Village may want to require notification to the lot owners that the adjacent subdivision in the southwest corner and existing agricultural field northwest of the development are planned to be transferred to the Village of Dousman and the long-term land use designations are business and business park, respectively.

Land Type	Acres
Upland (no PEC/WL/FP)	25.68 acres
• Upland (no PEC/WL/FP) (1 unit/1.6-acres)	15.68
• Upland (no PEC/WL/FP) (1 unit/10 acres)	10
Upland PEC (1 unit/5 acres)	1.53 acres
Wetland/Floodplain (no density credit)	10.35
Proposed Road ROW	0
Total	37.56

Density per Land Use Plan Subdivision

Gross Developable Area (Excludes WL/FP and Exterior Road ROW) = 27.21 acres

Net Developable Area = (GDP – Proposed Road ROW) = 27.21 acres

Required Open Space for Conservation Subdivision (40%) = 10.88 acres

Developable area = 27.21 acres – Upland PEC (1.53 acres) = 25.68 acres

Number of units allowed per LUP (non-EC) = 16.05 units

Number of units allowed per EC = 0.3 units

Total number of units allowed = 16 units

Density Per R-3 and A-2 Zoning

Gross Developable Area (Excludes WL/FP and Exterior Road ROW) = 27.21 acres

Net Developable Area = (GDP – Proposed Road ROW) = 27.21 acres

Required Open Space for Conservation Subdivision (40%) = 10.88 acres

Developable area = 27.21 acres – Upland PEC (1.53 acres) = 25.68 acres

Number of units allowed per R-3 (subtract 10 acres for one lot in A-2) = 24.39 units

Number of units allowed in A-2 = 1 unit

Total number of units allowed = 25 units

Utilities: The area is served by private sewage systems and wells.

Traffic, Access, & Frontage: All lots will have frontage on a public road. The addition of 12 single-family lots should have minimal traffic impacts.

Public Services/Capital Investments: There will be no changes to public services other than emergency services will need to be provided. There are no requirements for capital investments as a result of the rezone request unless the Village accepts the burden of constructing and maintaining a public parking lot.

Environment: There are wetland, floodplain, and primary environmental corridor resources on both lots. These areas will be preserved through resource restrictions on the Subdivision Plat.

Adjacent properties: The rezone allows for single-family residential construction while providing a substantial amount of open space. Although the lots will be smaller than the lots immediately adjacent to the proposed subdivision, the applicant is proposing to preserve a substantial area in common open space and provide an area that can be reserved for river access. A conventional subdivision with larger lot sizes could result in more infrastructure and visual impacts to the surrounding neighborhood. The land use plan is the controlling factor as it relates to density and the plan would allow for 16 units, whereas the applicant is proposing 12.

Compliance with Comprehensive Plan: The proposed zoning complies with the Comprehensive Plan.

December 3, 2024

Dear Neighbors,

We are writing to update everyone on Wayfare Trail and Whitaker Lane, particularly those living adjacent to or near the farmland between the two roads. As owners of the property, we—Mark and Eileen Lurvey—would like to share our plans for the development of this land in the coming year.

Enclosed, you will find a color map outlining the proposed development of the 37.5-acre parcel, along with a data sheet detailing specifics of the project. While we've had the pleasure of discussing some aspects of the plan with a few of you during our walks around the property, we believe it's important to ensure all neighbors are fully informed. Please feel free to share this information with others in the community.

A Brief History

In the early 1980s, Mark's uncle, Conrad Lurvey, developed homesites on his farm, which eventually became Whitaker Lane and Wayfare Trail. We purchased a corner of this farm, where we built our home at 35680 Wayfare Trail, completing it in 1988. Mark has continued to farm the land between the two roads and south of the Bark River, which we acquired from Conrad.

It has long been our expectation that this parcel would eventually be developed into homesites. In planning this development, we are committed to doing so thoughtfully and in a way that aligns with the surrounding community. To help bring this vision to life, we're working with Siepmann Realty, a trusted partner with decades of experience in this style of development.

The Plan

We have known the Siepmann team for many years, and we are confident they will honor the land with a well-designed neighborhood of 12 homesites, thoughtfully integrated with open spaces. We are especially excited that the plan preserves significant green areas, including a paved walking path providing access to the Bark River.

The common areas, including the walking paths, will be maintained by a Homeowners Association made up of the 12 new homeowners. These paths will be open to neighborhood walkers who use them respectfully.

Next Steps

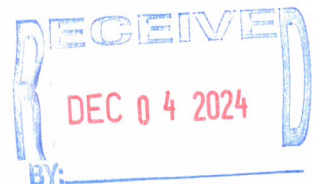
The Village of Summit Plan Commission will review the Preliminary Plat for the development on **December 19th at 5:30 p.m.** at the Summit Village Hall. This will be a public hearing, and we encourage anyone interested to attend and learn more about the project.

Additionally, we've decided to name this new development **"The Gathering"** to reflect its role as a place of community and connection.

If you have any questions or would like more information, please don't hesitate to reach out to Siepmann Realty at **262-650-9700**.

We look forward to continuing to be good neighbors and creating a development that complements the character of the surrounding area.

Sincerely,
Eileen and Mark Lurvey



“THE GATHERING”

VILLAGE OF SUMMIT

--PROPOSED DEVELOPMENT OF THE LURVEY PROPERTY--

November, 2024

<u>Location:</u>	East of Summit Ave (Hwy 67), West of Wayfare Trail, and North of Whitaker Lane
<u>Site Size:</u>	37.56 Acres
<u>Current Zoning:</u>	A-1 Agriculture
<u>Proposal:</u>	To create a single-family subdivision of 12 homesites with lots averaging 37,813 square feet in size, each having frontage on green space and the Bark River.
<u>General Character:</u>	It is envisioned that this will be a community of architecturally controlled single family homes on homesites surrounded by commonly owned green space.
<u>Building Restrictions:</u>	Deed restrictions will require minimum home sizes and architectural details including Village zoning minimum home size or greater.
<u>River Greenway:</u>	An easement will be conveyed to Waukesha County to protect the woodlands, wetlands, and floodplain on Lot 12 and Outlot 1 as part of the County’s Bark River Corridor Greenway Plan.
<u>Density Calculations:</u>	See attached site “data sheet”.
<u>Drainage:</u>	A series of storm water treatment and control devices will be constructed on Outlot 1 in conformance with local and state regulations.
<u>Timing:</u>	If approval is granted on a timely basis, construction would begin in Spring, 2025. The development will be constructed in a single phase.
<u>Synopsis:</u>	We are pleased to present an extraordinary and innovative plan for a high-quality residential community that will enhance the surrounding neighborhoods of the Village of Summit

“THE GATHERING” -- Data Sheet

<u>Existing Zoning:</u>	A-1 Agricultural (Minimum 35 ac)
<u>Proposed Zoning:</u>	R-3 Village Residential (Lots 1 – 11) A-2 Agriculture – Lot 12 & Outlot #1
<u>Overall Site Area:</u>	37.56 acres
<u>Length of New Roads:</u>	0 Feet
<u>Density Per Master Plan:</u>	Single Family Residential--1.6-acre density
<u>Density as Proposed:</u>	3.13ac/12 Lots*
<u>Density Factor & Area/Dwelling Unit:</u>	28,000 square feet
<u>Number of Lots Proposed:</u>	12 Homesites + Outlot #2
<u>Minimum Lot Size:</u>	36,000 square feet
<u>Minimum Lot Size (Cons. Sub):</u>	20,000 square feet
<u>Minimum Lot Width:</u>	120'
<u>Average Proposed Lot Size:</u>	37,813 (11 Lots)
<u>Common Open Space (Outlot #1):</u>	17.15ac (55%)
<u>Preliminary Building Restrictions:</u>	1 st Floor Minimum: 1,200 square feet 1 st & 2 nd Floor Minimum: 1,400 square feet
<u>Homeowners Association:</u>	Yes
<u>Utilities:</u>	Natural Gas, Electricity, and Telephone
<u>Water:</u>	Individual Private Wells
<u>Wastewater:</u>	Individual Septic Systems

*Lot 12 is proposed as a single-family farmette for one home and barn site. The barn, chicken coop and pasture currently exist and houses farm animals (goats & chickens).

THE GATHERING
SINGLE-FAMILY SUBDIVISION – PRELIMINARY PLAT
12/19/2024 Plan Commission Meeting
Lurvey Property (SUMT0714999001)

Staff Report

Village of Summit, Wisconsin

Property Location: 543 S. Wayfare Trail

Property Owner: Mark & Eileen Lurvey

Possible Motion: *Recommend Village Board conditionally approve the Preliminary Plat subject to the following conditions:*

1. *Compliance with all conditions of objecting and approval authorities.*
2. *Subject to all conditions of the Village Surveyor, Engineer, and Planner being met prior to the submittal of a Final Plat.*
3. *Subject to the proposed rezoning amendment being conditionally approved by the Village Board prior to the submittal of a Final Plat.*

Summary:

See the Staff Report for the proposed rezone that is included in the meeting packet for the subject property.

Surveyor and Engineer Conditions: See report prepared by SEH dated November 21, 2024. Stormwater management plans will need to be provided prior to the submittal of a Final Plat. A Stormwater Maintenance Agreement, Developer's Agreement and Letter of Credit will be required to ensure stormwater management and any public improvements are properly constructed. These documents will all need to be submitted for review and approval by the Village Board prior to commencing any construction activities and prior to the submittal of the Final Plat.

Planner Conditions:

1. Approval of the subdivision plat is subject to the rezoning being approved by Village Board.
2. The Fire Department is reviewing the need for any fire suppression requirements. Any recommended conditions of the Fire Department shall be considered by Village Board.
3. The subdivision shall be subject to no further land division unless a public road is constructed.
4. The trees that were planted along the existing public roads shall be protected via a landscape easement granted to the HOA or through restrictions stated in the subdivision's declaration of restrictions.
5. A copy of the subdivision declaration of restrictions and open space management plan shall be submitted to the Village for review and approval prior to the submittal of a Final Plat.

The Gathering – Preliminary Plat

6. It is recommended that the areas of wetland, floodplain, primary environmental corridor, and a potential trail buffer be placed in a conservancy easement granted to either Waukesha County or a nonprofit organization.
7. Wetland, Floodplain, and Primary Environmental Corridor resource restrictions shall be added to the Final Plat. The restrictions should allow the construction of a trail subject to approvals from the Village of Summit, DNR, and ACOE.
8. The resource boundaries shall be clearly labeled. These boundaries may need to be shown on separate sheets.
9. “SL” shall be labeled.
10. The dotted area shall be labeled.
11. The building envelopes can be revised on Lots 1-11 to be 20 ft. from the local subdivision roads in accordance with the R-3 Residential standards. If the developer would like to be more restrictive, the setback shall be noted on the plat and a statement shall be added that the setback is more restrictive than the Village of Summit Zoning Ordinance and cannot be modified.
12. Written documentation shall be presented to the Village from the Waukesha County Environmental Health Division stating that each lot is suitable for a septic system. The soil tests shall be reviewed by Village Staff to determine if minimum basement elevations need to be pre-established to prevent high groundwater from entering basements.
13. All septic systems shall be pre-planned and shown on the Final Plat.
14. A Master Grading Plan shall be submitted for review and approval by Village Staff as such time the Final Plat is submitted.
15. If signage is proposed, the location, type, and size, shall be included as part of the Final Plat submittal.
16. If any additional landscaping is proposed, including the installation of fencing, a plan shall be submitted as part of the Final Plat submittal.
17. Easements shall be clearly marked. Document #'s shall be referenced.
18. Previous discussion was held by the Plan Commission encouraging a note be added on the face of the Final Plat disclosing the Village of Dousman's Land Use Plan categories on adjacent lots. A note could be added that states: “The adjacent subdivision located in the southwest corner of this plat, known as Lincolnwood West, will be transferred to the Village of Dousman on or before 2048. Said land is designated on the Village of Dousman's Land Use Plan as Business. The existing farm field located directly north of the Bark River will be transferred to the Village of Dousman on or before 2048. Said land is designated on the Village of Dousman's Land Use Plan as Business Park. These land use categories are subject to change.”
19. A determination shall be made by the Village regarding the parking lot placement, construction, and long-term maintenance responsibilities.
20. The Village Board shall determine if there is any interest in constructing and maintaining a public parking area for access to the river. Additional requirements may apply.



Building a Better World
for All of Us®

November 21, 2024

RE: Village of Summit
The Gathering Preliminary Plat Review
Letter
SEH No. 176551 Task 41

Ms. Amy Barrows
Village Planner
Village of Summit
37100 Delafield Road
Summit, WI 53066

Dear Ms. Barrows:

We have reviewed the preliminary plat for The Gathering Development being developed by Siepmann Realty Corporation and prepared by Pinnacle Engineering Group. The preliminary plat is dated 11/20/2024. We provide the following comments and have attached a marked-up copy of the preliminary plat to assist with the necessary revisions.

- 1) The land must be described by the Quarter – Quarter Section, where it is located.
- 2) A Meander Line is required.
- 3) We recommend a vision corner be created; this will likely need to be to WDOT Standards.
- 4) We recommend the plat be submitted to the DOA who will then submit it to the WDOT.

Please contact me with any questions or comments at 414.949.8919 or kkindred@sehinc.com.

Sincerely,

Keith Kindred, PLS
Principal, Regional Practice Center Leader
(Lic. WI, IL)
btp

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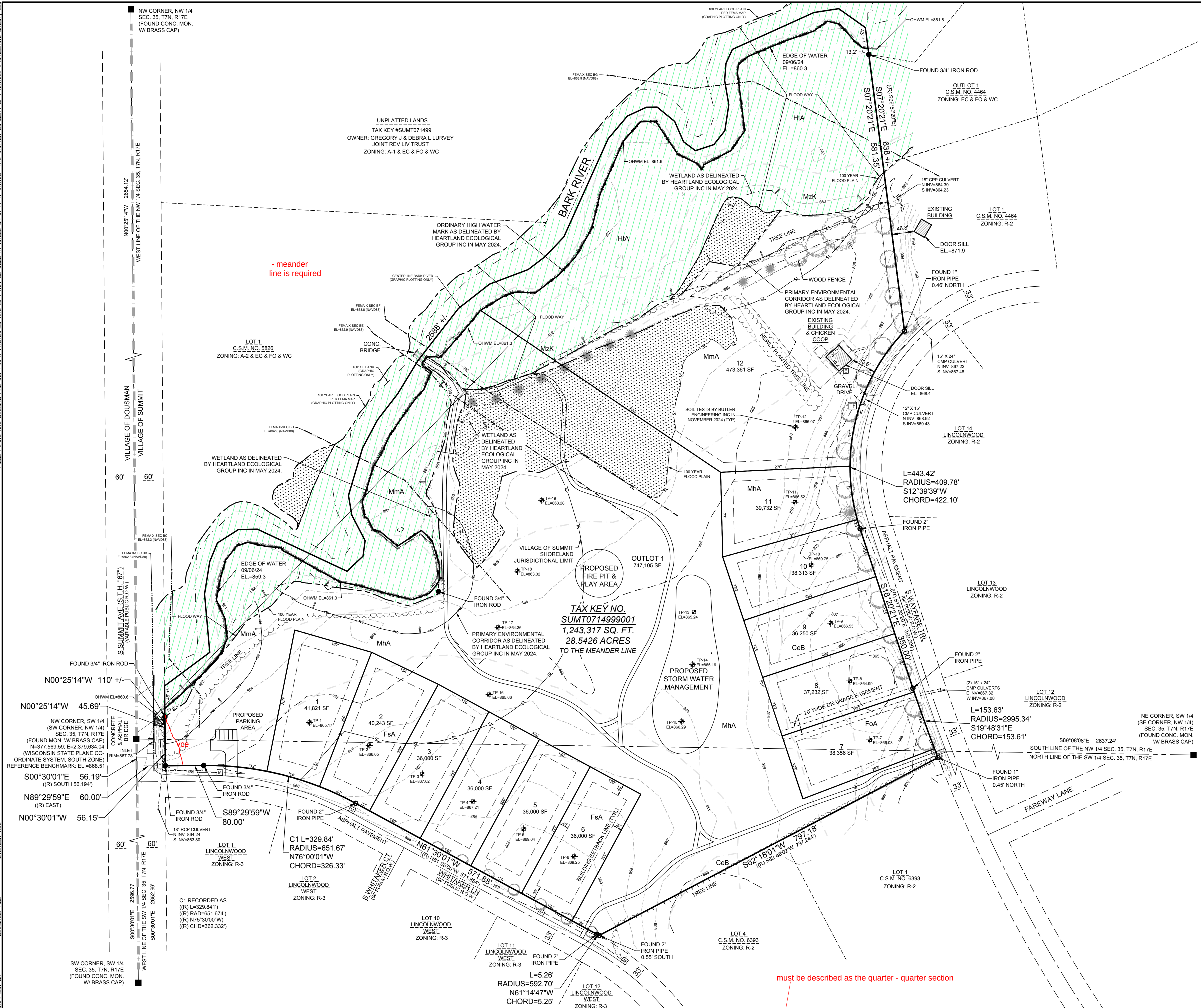
Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 501 Maple Avenue, Delafield, WI 53018-9351

262.646.6855 | 888.908.8166 fax | sehinc.com

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THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC. REMOVED: ASZ. DESIGNED: BR. DATED: 08/2024



LEGAL DESCRIPTION:

Being a part of the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 and a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Northwest 1/4 of Section 35, Township 1 North, Range 17 East, Village of Summit, Waukesha County, Wisconsin, described as follows:

Commencing at the northwest corner of the Southwest 1/4 of said Section 35; thence South 00°30'01" East along the west line of said Southwest 1/4, 56.19 feet; thence North 89°29'59" East, 60.00 feet to the east right of way line of South Summit Avenue - State Trunk Highway "57" and the Point of Beginning; thence North 00°30'01" West along said east right of way line, 56.15 feet; thence North 00°25'14" West along said east right of way line 110 feet, more or less to the centerline of the Bark River, thence northwesterly 2588 feet, more or less, along the centerline of the Bark River; thence South 07°20'21" East along the west line of Certified Survey Map No. 4464, 638 feet, more or less, to the northwesterly right of way line of South Wayfare Trail and a point on a curve; thence southwesterly 443.42 feet along the arc of said curve to the left curve and said right of way line, whose radius is 409.78 feet and whose chord bears South 12°39'39" West, 422.10 feet; thence South 18°20'21" East along said northwesterly right of way line, 350.00 feet to a point of curvature; thence southeasterly 153.63 feet along the arc of said curve to the left and said right of way line, whose radius is 2995.34 feet and whose chord bears South 19°48'31" East, 153.61 feet; thence South 62°18'01" West along the north line of Certified Survey Map No. 6393, 797.19 feet to a point on a curve on the northerly right of way line of Whitaker Lane; thence northwesterly 5.26 feet along the arc of said curve to the left and said right of way line, whose radius is 595.70 feet and whose chord bears North 61°14'47" West, 5.25 feet; thence North 61°30'01" West along said northerly right of way line, 571.88 feet to a point of curvature; thence northwesterly 329.84 feet along the arc of said curve to the left and said right of way line, whose radius is 651.67 feet and whose chord bears North 76°00'01" West, 326.33 feet; thence South 89°29'59" West along said right of way line, 80.00 feet to the Point of Beginning.

GENERAL NOTES

- Survey prepared for: MARK & EILEEN LURVEY TRUST
- Field work completed on SEPTEMBER 6, 2024
- Flood Zone Classification: The property lies with in Zone "X", Zone "AE", "Floodway" and "Other Flood Areas" of the Flood Insurance Rate Map Community Panel No. 55133C0164H with an effective date of NOVEMBER 5, 2014. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain. Zone "AE" are Special Flood Hazard Areas with Base Flood Elevations determined. "Floodway" is the channel of the stream. "Other Flood Areas" are areas of 500 Year Flood chances.
- Vertical Datum: North American Vertical Datum of 1988 (12), (NAVD88). **Reference Benchmark:** Monument with brass cap at the southwest corner of the Northwest 1/4 Section 35, Town 7 North, Range 17 East, Elevation = 686.51.
- Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20243418533 with a clear date of SEPTEMBER 1, 2024. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
- Wetlands delineated by Heartland Ecological Group, Inc. MAY, 2024.
- Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.
- Where the property being surveyed includes a water boundary, the parties relying on the survey should be aware that, (1) laws regarding the delineation between the ownership of the bed of navigable waters and the upland owner differ from state to state, (2) water boundaries are typically subject to change due to natural causes, and (3) as a result, the boundary shown hereon may or may not represent the actual location of the limit of title. The edge of water and ordinary high-water mark shown hereon was located on September 6, 2024.
- Soil tests performed by Butler Engineering Inc in November 2024.
- Village of Summit Shoreland Jurisdictional Limit is 300 feet from the OHWM or the landward side of the floodplain, whichever is greater.

VILLAGE OF SUMMIT ZONING:

R-3 VILLAGE RESIDENTIAL DISTRICT CONSERVATION
DENSITY FACTOR/AREA PER DWELLING UNIT = 28,000 SF
MINIMUM TOTAL OPEN SPACE = 40% OF PROJECT AREA
MINIMUM LOT AREA = 20,000 SF
MINIMUM LOT WIDTH = 120' AT BUILDING SETBACK
MAXIMUM IMPERVIOUS AREA = 10,500 SF OR 15% OF LOT AREA, WHICHEVER IS GREATER
LOCAL STREET SETBACK = 20' (PROPOSING 30')
MINIMUM SIDE YARD = 20'
MINIMUM REAR YARD = 25'
MINIMUM WETLAND SETBACK = 25'
MINIMUM SETBACK FROM OHWM = 75'

PROPOSED NUMBER OF LOTS: 12
PROPOSED NUMBER OF OUTLOTS: 1

AREAS:

TOTAL SITE AREA TO OHWM = 1,636,413 SF (37.5669 AC)
TOTAL LOT AREA (LOTS 1-11) = 415,947 SF
TOTAL OUTLOT 1 AREA TO OHWM = 747,105 SF
TOTAL FLOODPLAIN ON OUTLOT 1 = 179,350 SF
TOTAL WETLAND ON OUTLOT 1 = 82,225 SF
TOTAL WETLAND OUTSIDE OF FLOODPLAIN ON OUTLOT 1 = 225 SF
TOTAL UPLAND ON OUTLOT 1 = 567,530 SF
TOTAL LOT 12 AREA TO OHWM = 473,361 SF
TOTAL FLOODPLAIN ON LOT 12 = 270,029 SF
TOTAL WETLAND ON LOT 12 = 211,488 SF
TOTAL WETLAND OUTSIDE OF FLOODPLAIN ON LOT 12 = 1,391 SF
TOTAL UPLAND ON LOT 12 = 201,941 SF

PROJECT ENGINEER/SURVEYOR:

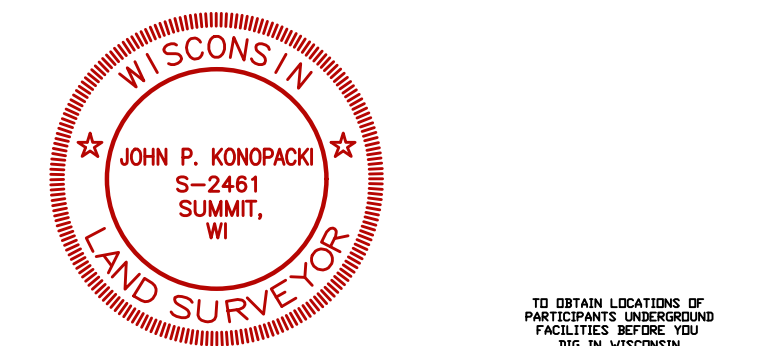
ANTHONY S. ZANON, P.E.
JOHN P. KONOPACKI, P.L.S.
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
tony.zanon@pinnacle-engr.com

OWNER/DEVELOPER:

MARK & EILEEN LURVEY TRUST
C/O SIEPMANN REALTY CORPORATION
ATTN: JOHN SIEPMANN
W240 N1221 PEWAUKEE ROAD
WAUKESHA, WI 53188
(262) 650-9700
john@siepmannrealty.com

I, John P. Konopacki, Professional Land Surveyor, hereby certify that this survey map is correct to the best of my knowledge and belief with the information provided and complies with requirements of Chapter A-E 7 s.35.93 of the Wisconsin State Statutes.

SIGNED: JOHN P. KONOPACKI, PROFESSIONAL LAND SURVEYOR S-2461

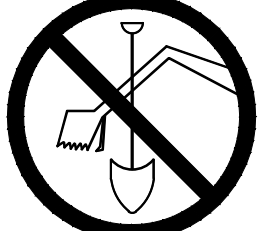


LEGEND OF SYMBOLS & ABBREVIATIONS

③ SANITARY MANHOLE	▲ FIBER OPTIC MARKER	— SIGN
③ STORM MANHOLE	③ FIBER OPTIC MANHOLE/VAULT	③ MAIL BOX
③ STORM INLET	③ TELEPHONE PEDESTAL	③ FLAG POLE
③ CLEANOUT	③ TELEPHONE MANHOLE/VAULT	③ BASKETBALL HOOP
③ CATCH BASIN	▲ TELEPHONE MARKER	③ BOLLARD
③ LATERAL	③ TRANSFORMER	③ CROSS CUT
③ UNKNOWN MANHOLE	③ ELECTRIC METER/PEDESTAL	③ IRON PIPE
③ WELL	③ ELECTRIC MANHOLE/VAULT	③ IRON REBAR/ROD
③ HYDRANT	③ CABLE TV RISER/BOX CABLE	③ MAG NAIL
③ WATER VALVE	③ TV MANHOLE/VAULT	③ SECTION MONUMENT
③ DOWN SPOUT	③ GAS VALVE	③ BENCH MARK
③ SPRINKLER VALVE	③ GAS METER	③ CONIFER TREE
③ WATER SHUT OFF	③ VENT	③ BUSH
③ STANDPIPE	③ AIR CONDITIONING UNIT	③ WETLAND SYMBOL
③ WATER MANHOLE	③ DIRECTIONAL ARROW	③ CL - CENTERLINE
③ FLOOD LIGHT	③ DUMPSTER	③ CONC - CONCRETE
③ LIGHT POLE	③ HANDICAP STALL	③ EL - ELEVATION
③ TRAFFIC SIGNAL POLE	③ SPOT ELEVATION	③ EXT - EXISTING
③ UTILITY POLE	③ GUY WIRE	③ INV - INVERT
③ GUY WIRE	③ SANITARY SEWER	③ MON - MONUMENT
③ W - WATER	③ STORM SEWER	③ P.O.B. - POINT OF BEGINNING
③ FO - FIBER OPTIC LINE	③ WATER MAIN	③ P.O.C. - POINT OF COMMENCEMENT
③ T - TELEPHONE LINE	③ FIBER OPTIC LINE	③ R.O.W. - RIGHT OF WAY
③ E - ELECTRIC LINE	③ TELEPHONE LINE	③ SEC. - SECTION
③ OH - OVERHEAD WIRES	③ ELECTRIC LINE	③ SQ. FT. - SQUARE FEET
③ CATV - CABLE TELEVISION	③ W - WITH	③ W - WITH
③ G - GAS MAIN	③ (R) - RECORDED AS	③ (R) - RECORDED AS
③ WET - WETLANDS	③ (D) - DEEDED AS	
③ TREE LINE		
③ NO ACCESS		



VICINITY SKETCH
SW 1/4 & NW 1/4 SEC. 35, T7N, R17E
1" = 2000'



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
VIS. STATUTE 98.07(2)(b)
NEEDS 10 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MIL.W. AREA 259-1181

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown.
Contact Diggers Hotline, Inc., Etc.

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

WISCONSIN OFFICE:
20725 WATERTOWN ROAD
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

PINNACLE ENGINEERING GROUP

ENGINEERING | NATURAL RESOURCES | SURVEYING

THE GATHERING

BEING PART OF THE SW 1/4 & NW 1/4 OF SEC. 35 T7N, R17E,
VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN

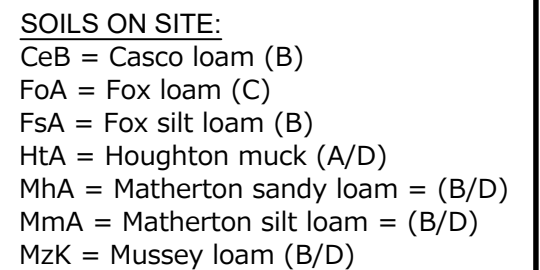
PRELIMINARY PLAT

REVISIONS	

PEB JOB 145866.00-WI
ASZ
PEG PM
START DATE 11-20-24
SCALE 1" = 100'

SHEET
C-1
C-1

PRELIMINARY PLAT



Commencing at the northwest corner of the Southwest 1/4 of said Section 35; thence South 00°30'01" East along the west line of said Southwest 1/4, 56.19 feet; thence North 89°29'59" East, 60.00 feet to the east right of way line of South Summit Avenue - State Trunk Highway 56; and the Point of Beginning; thence North 00°30'01" West along said east right of way line, 55.15 feet; thence North 00°25'14" West along said east right of way line 110 feet, more or less to the centerline of the Bark River; thence northwesterly 2588 feet, more or less, along the centerline of the Bark River; thence South 07°20'21" East along the west line of Certified Survey Map No. 4464, 638 feet, more or less, to the centerline of the Bark River; thence North 07°20'21" East along the centerline of the Bark River, 443.42 feet along the arc of said curve to the left curve and said right of way line, whose radius is 409.78 feet and whose chord bears South 12°39'39" West, 42.10 feet; thence South 18°20'21" East along said northwesterly right of way line, 350.00 feet, 42.10 feet of curvature; thence southeasterly 153.63 feet along the arc of said curve to the left and said right of way line, whose radius is 2995.34 feet and whose chord bears South 19°48'31" East, 153.61 feet; thence South 62°18'01" West along the north line of Certified Survey Map No. 6393, 797.18 feet to a point on a curve on the northerly right of way line of Whitaker Lane; thence northwesterly 55.26 feet along the arc of said curve to the left and said right of way line, whose radius is 595.70 feet and whose chord bears North 61°44'77" West, 5.25 feet; thence North 61°44'77" West along said right of way line, 55.26 feet to the Point of Beginning; thence northwesterly 329.84 feet along the arc of said curve to the left and said right of way line, whose radius is 651.67 feet and whose chord bears North 76°00'01" West, 326.33 feet; thence South 89°29'59" West along said right of way line, 80.00 feet to the Point of Beginning.

1. Survey prepared for: MARK & EILEEN LURVEY TRUST
2. Field work completed on SEPTEMBER 6, 2024.
3. Flood Zone Classification: The property lies within in Zone "X", Zone "AE", "Floodway" and "Other Flood Areas" of the Flood Insurance Rate Map Community Panel No. 55133C0164H with an effective date of NOVEMBER 5, 2014. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain. Zone "AE" are Special Flood Hazard Areas with Base Flood Elevations determined. "Floodway" is the channel of the stream. "Other Flood Areas" are areas of increased flood risk.
4. Vertical Datum; North American Vertical Datum of 1988 (12), (NAVD88) Reference Benchmark: Monument with brass cap at the southwest corner of the Northwest 1/4 Section 35, Town 7 North, Range 17 East, Elevation = 686.51.
5. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20243418533 with a clear date of SEPTEMBER 1, 2024. The location and size of underground structures and utilities shown herein have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC, does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
6. Wetlands delineated by Heartland Ecological Group, Inc. MAY, 2024.
7. Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under Article IX, section 1, of the state constitution.
8. Where the property being surveyed includes a water boundary, the parties relying on the survey should be aware that, (1) laws regarding the delineation between the ownership of the bed of navigable waters and the upland owner differ from state to state, (2) water boundaries are typically subject to change due to natural causes, and (3) as a result, the boundary shown herein may or may not represent the actual location of the limit of title. The edge of water and ordinary high-water mark shown herein was located on September 6, 2024.
9. Soil tests performed by Butler Engineering Inc in November 2024.
10. Village of Summit Shoreland Jurisdictional Limit is 300 feet from the OHWM or the landward side of the floodplain, whichever is greater.
11. Setback Note: §233.08 There shall be no improvements or structures placed between the highway and the 50' WIS DOT highway setback line.
12. Access Note: §233.05(1) As owner I hereby restrict all lots and blocks, in that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with S.T.H. 67, as shown on the plat; it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to §236.293, Stats., and shall be enforceable by the Department of Transportation.
13. Noise Note: §233.105(1) The lots of this land division may experience noise at the levels exceeding the levels in Trans 405.04, Table 1. These levels are base on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the Department to the highway's through-lane capacity.
14. Vision Corner: §233.105(2) No structure or improvement of any kind is permitted within the vision corner. No vegetation within the vision corner may exceed 30 inches in height. This requirement is for Outlot 1 where Whitaker Lane connects to Summit Ave (STH 67).

PROJECT ENGINEER/SURVEYOR
ANTHONY S. ZANON, P.E.
JOHN P. KONOPACKI, P.L.S.
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
tony.zanon@pinnacle-engr.com

mannrealty.com

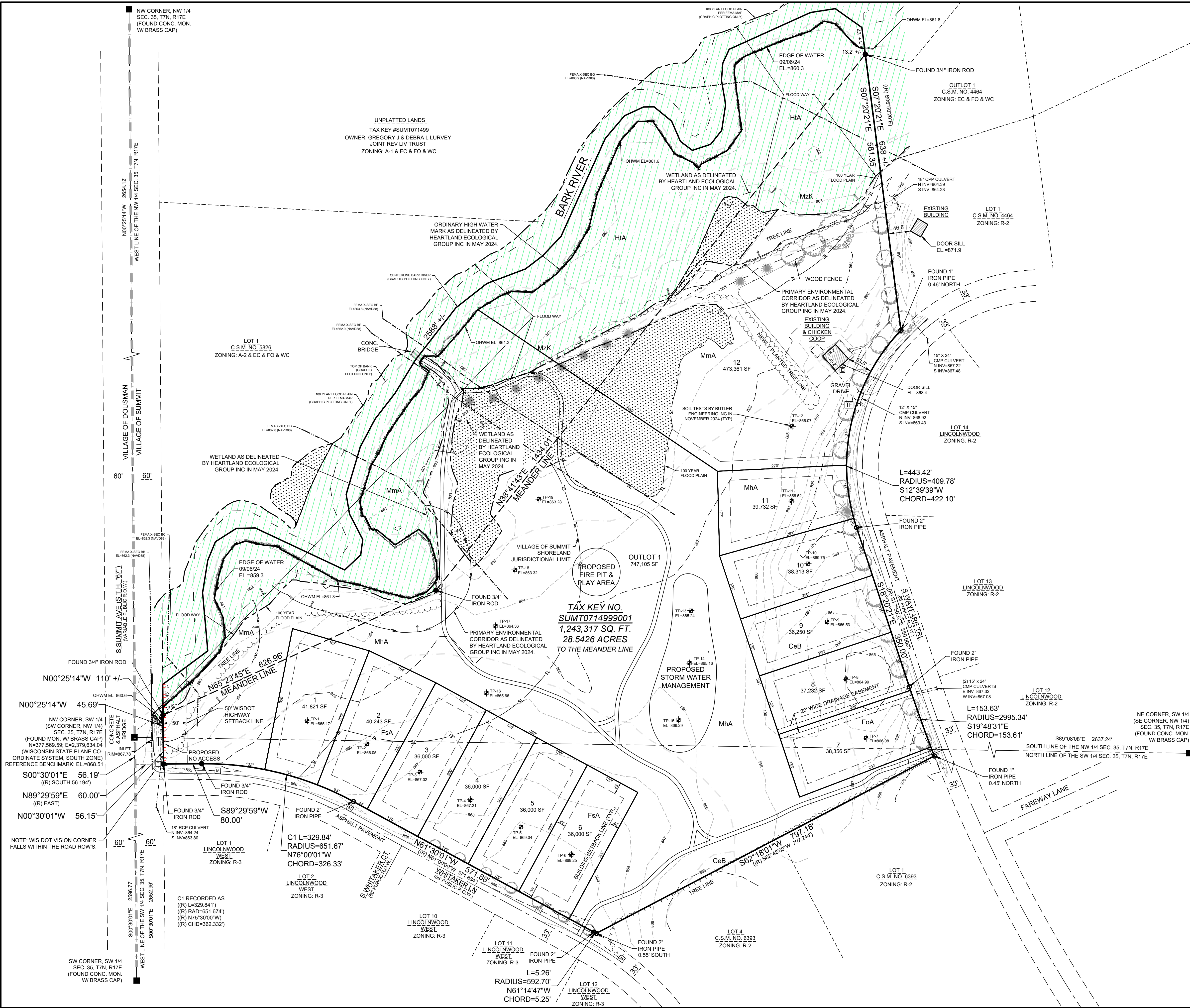
	SANITARY SEWER	MON	= MONUMENT
	STORM SEWER	P.O.B.	= POINT OF BEGINNING
	WATER MAIN	P.O.C.	= POINT OF COMMENCEMENT
	FIBER OPTIC LINE	R.O.W.	= RIGHT OF WAY
	TELEPHONE LINE	SEC.	= SECTION
	ELECTRIC LINE	SQ. FT.	= SQUARE FEET
	OVERHEAD WIRES	W/	= WITH
	CABLE TELEVISION	(R)	= RECORDED AS
	GAS MAIN	(D)	= DEEDED AS
	WETLANDS		
	TREE LINE		
	NO ACCESS		

--	--

PEG

C-1

© COPYRIGHT 2016



Z:\PROJECTS\2024\5866.00-WI\CAD\SHEETS\5866.00 PRELIM.DWG

WISCONSIN OFFICE:
20725 WATERTOWN ROAD
BROOKFIELD, WI 53186
(262) 754-8888
COLIMILWAUKEE • NATIONWIDE

PART OF THE NE 1/4 AND NW 1/4 OF THE SW 1/4 AND PART OF THE NE 1/4,
SE 1/4, SW 1/4 AND NW 1/4 OF THE NW 1/4 OF SEC. 35, T7N, R17E,
VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN

PRELIMINARY PLAT

ENGINEERING | NATURAL RESOURCES | SURVEYING

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ZONING DISTRICT AMENDMENT REQUEST
12/19/2024 Plan Commission Meeting
Lang Residential Investment LLC and N. Susanne Lang

Staff Report

Village of Summit, Wisconsin

Property Location: Lot 4 of CSM # 11759 (SUMT0674031004)

Property Owner: Lang Residential Investment LLC and N. Susanne Lang

Possible Motion: *Motion to recommend that Village Board approve the amendment to the Zoning Map of the Village of Summit Zoning and Shoreland Protection Ordinance by adding the EC Environmental Corridor Overlay District to a 3.195-acre portion of property legally described in Exhibit A. The recommended zoning map amendment is subject to the following conditions:*

- 1. This rezone is not effective until a Certified Survey Map is reviewed and approved by the Village of Summit and recorded by Waukesha County Register of Deeds in substantial conformance with the Certified Survey Map revised on December 02, 2024, and presented for consideration at the December 19, 2024 Plan Commission meeting.*
- 2. The Certified Survey Map shall designate at least 11.4 acres as an outlot that must be owned in common with proposed Lot 3 of the Certified Survey Map.*
- 3. The use of proposed Outlot 1 of the Certified Survey Map is limited for passive recreational purposes, aesthetic enhancement of the surrounding subdivision, and for growing agricultural crops only. No buildings or construction of any kind may be constructed in the outlot, and the use of trail bikes, or any other off-street motorized vehicles of any type are prohibited. This restriction shall be noted on the Certified Survey Map.*
- 4. The Certified Survey Map shall designate the 3.195-acre area that is being added as part of the EC Environmental Corridor Overlay District.*
- 5. The Certified Survey Map shall be inclusive of Lots 2, 3, and 4 of CSM #11759.*
- 6. The Certified Survey Map shall be subject to no further land division of any lot or outlot. This restriction shall be noted on the Certified Survey Map.*
- 7. This rezone is not effective until such time an Environmental Corridor Overlay District Specifications Report is reviewed and approved by Village Staff, and recorded with Waukesha County Register of Deeds as an Exhibit to a Declaration of Restrictions drafted by the Village of Summit. The Declaration of Restrictions shall remain in perpetuity. The Declaration of Restrictions shall also include the specifications for the available uses and ownership of proposed Outlot 1. The site preparation and planting installation shall be completed prior to January 1, 2026. A financial guarantee for the cost of site preparation and installation, plus 15%, shall be submitted to the Village of Summit prior to this rezone being effective and prior to the Certified Survey Map being*

recorded.

8. *The Environmental Corridor Overlay District Specifications Report, and recorded Declaration of Restrictions Document Number, shall be referenced on the Certified Survey Map.*

Staff is directed to prepare a draft ordinance in accordance with this motion, subject to Village Attorney review, for consideration by Village Board.

Summary:

Existing Zoning: R-2 Country Residential (1.5-acre lot size/density of 1 unit/90,000 sq. ft.) & EC Environmental Corridor Overlay

Proposed Zoning: Existing R-2 and EC Environmental Corridor Overlay remains with EC Environmental Corridor Overlay District expanded to include an additional 3.195 acres.

Land Use Plan: SF Residential 1.6-acre density & Isolated Natural Resource Area (INRA)

Adjacent Land Uses		Zoning
N	Residential	R-2
South	Residential	R-2/EC
East	Residential	R-2/EC
West	Vacant (approved CU as part of quarry)	A-1/WL/EC

Mr. Lang created a 4-lot CSM in 2018 (CSM #11759), inclusive of lands that were otherwise required to remain in open space as part of the Shakerville Subdivision approved and recorded in 1987. The Shakerville Subdivision was part of a Planned Unit Development (PUD). One of the conditions of the PUD was that an open space easement be recorded at time of recording the plat that limited the use of the outlot (11.4 acres; now part of Lot 4 CSM # 11759) for recreational purposes, for aesthetic enhancement of the surrounding subdivision, and for growing agricultural crops only. The easement was never recorded. The unrecorded easement is included in the packet.

It has since been determined that the 4-lot CSM recorded in 2018 would result in a density of more than one unit per five acres of environmental corridor (INRA) if Lot 2 of the CSM is developed with a residential unit. Lots 1 and 3 of CSM #11759 have already been developed and Lot 4 of CSM #11759 has an available building envelope located outside of the environmental corridor. There are currently two homes in the environmental corridor and 11.8 acres of environmental corridor area, whereas 15 acres of corridor is required for the construction of a third residence. The current property owner of Lot 2 of CSM #11759 has expressed his interest

in constructing a residence. The lot was marketed for residential construction. Therefore, the applicant is proposing to increase the area of environmental corridor by 3.195 acres so that there is at least 15 acres of environmental corridor, accommodating three residential units from the original 4-lot CSM. The property owner of Lot 4 of CSM #11759 agreed to work with Southeastern Wisconsin Regional Planning Commission, the agency that establishes the environmental corridor boundaries, to determine the recommended actions that should be taken to establish additional environmental corridor, in this case INRA. SEWRPC agreed to a proposal to create a natural prairie. The applicant submitted an Environmental Corridor Overlay District Specifications Report, which includes site planning, installation, monitoring and maintenance. The report requires review from Village Staff. SEWRPC has already been consulted to review the report. The review is pending.

As part of increasing the area of the Environmental Corridor Overlay District (INRA), staff has requested that the applicant create a new CSM that further divides Lot 4 of CSM #11759 to recreate the 11.4-acre outlot that was intended to be preserved for open space purposes as part of the Shakerville Subdivision. The applicant has submitted a preliminary CSM that includes an 11.8-acre outlot. The CSM also indicates the location of the additional environmental corridor (INRA). Resource restriction notes will be required. No additional development sites are proposed as part of the CSM, other than the development of the newly proposed Lot 3 (portion of former Lot 4 of CSM #11759). Development of proposed Lot 3 will be required to be located outside of the INRA. The CSM should be subject to no further division of land. Staff has asked that the applicant include Lots 2 and 3 of CSM #11759 to demonstrate that Lot 2 of CSM #11759 can be developed with sufficient environmental corridor (INRA) acreage taken from the overall acreage of the newly created CSM.

EXHIBIT A
LEGAL DESCRIPTION
LANDS TO BE REZONED INRA

PART OF LOT 4 OF CSM 11759, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE SEPTEMBER 12, 2018 IN BOOK 118, PAGES 151-155 AS DOCUMENT NO. 4360453, PREVIOUSLY A COMBINATION OF CSM 1908, A PART OF PARCEL 1 CSM 2473, OUTLOT 1 OF SHAKERVILLE, AND OTHER LANDS ALL A PART OF THE NW 1/4 AND SW 1/4 OF THE NW 1/4 OF SECTION 25, T. 7 N., R 17 E., IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

COMMENCING AT THE SOUTHEAST CORNER OF LOT 4 OF CSM 11759 AND POINT OF BEGINNING, THENCE ALONG THE SOUTH LINE OF LOT 4 OF CSM 11759 FOR THE FOLLOWING 3 COURSES:
1.: THENCE N 65°58'28" W, 26.50 FEET; 2.: THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING AN ARC LENGTH OF 405.23 FEET, A RADIUS OF 218.91 FEET, A DELTA ANGLE OF 106°03'41", AND A CHORD BEARING S 60°59'46" W, 349.80 FEET; 3.: THENCE N 07°57'59" E, 91.01 FEET; THENCE N 44°16'06" E, 29.03 FEET; THENCE N 12°45'40" W, 29.68 FEET; THENCE N 48°10'55" E, 39.28 FEET; THENCE N 28°44'34" W, 20.44 FEET; THENCE N 26°20'47" E, 26.70 FEET; THENCE N 39°35'56" E, 21.55 FEET; THENCE N 00°11'25" E, 15.18 FEET; THENCE N 32°03'14" W, 30.93 FEET; THENCE N 50°35'16" E, 22.87 FEET; THENCE N 04°05'46" W, 31.30 FEET; THENCE N 03°28'21" E, 66.75 FEET; THENCE N 35°53'47" W, 17.90 FEET; THENCE N 45°00'03" W, 11.16 FEET; THENCE N 07°57'59" E, 202.23 FEET; THENCE S 83°07'08" E, 366.65 FEET TO THE WEST RIGHT OF WAY OF SHAKERVILLE ROAD; THENCE ALONG THE WEST RIGHT-OF-WAY OF SHAKERVILLE ROAD ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 416.50 FEET, A RADIUS OF 1589.80 FEET, A DELTA ANGLE OF 15°00'38", AND A CHORD BEARING S 16°30'10" W, 415.31 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS HAVING AN AREA OF 139,173 SQUARE FEET, 3.195 ACRES.

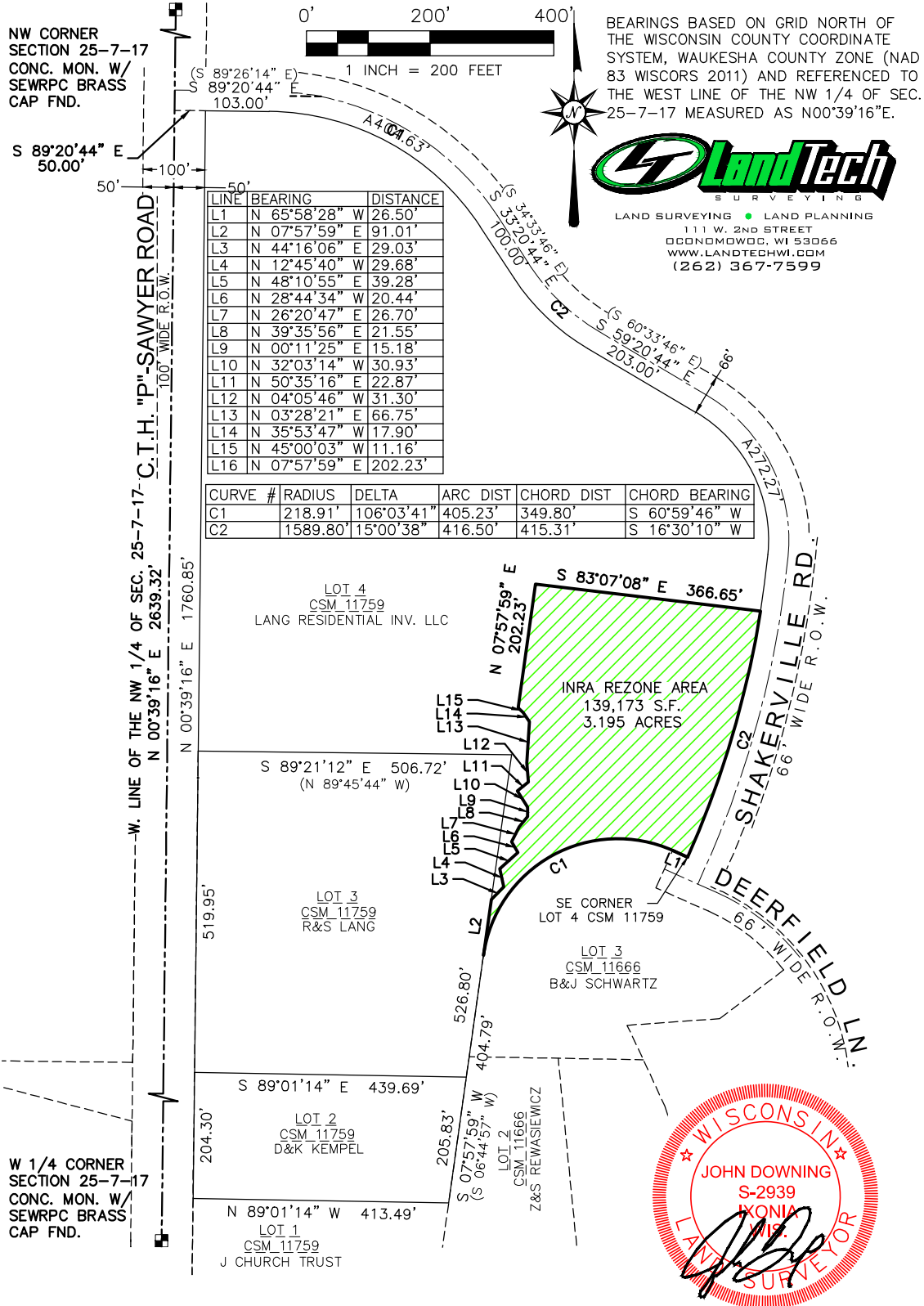
Prepared By:



111 WEST 2ND STREET
OCONOMOWOC, WISCONSIN
262-367-7599

REZONE EXHIBIT

LOT 4 OF CSM 11759, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE SEPTEMBER 12, 2018 IN BOOK 118, PAGES 151-155 AS DOCUMENT NO. 4360453, PREVIOUSLY A COMBINATION OF CSM 1908, A PART OF PARCEL 1 CSM 2473, OUTLOT 1 OF SHAKERVILLE, AND OTHER LANDS ALL A PART OF THE NW 1/4 AND SW 1/4 OF THE NW 1/4 OF SECTION 25, T. 7 N., R. 17 E., IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.





Building a Better World
for All of Us®

December 3, 2024

RE: Village of Summit
Lang CSM Review
SEH No. 176551 Task 36

Ms. Amy Barrows
Village Planner
Village of Summit
37100 Delafield Road
Summit, WI 53066

Dear Ms. Barrows:

We have reviewed the revised Certified Survey Map for Lang Residential Investment LLC and N Susan Lang, and prepared by John Downing of Land Tech Surveying. The CSM reviewed is dated 12/02/2024. A marked-up copy of the CSM is attached to assist with the preparation of the revisions. We offer the following comments:

- 1) The symbol for the lot corner found or set must appear at both ends of the curve that has been added to the NW corner of the Proposed CSM.
- 2) Add a ".", at the end of the sentence for item 7 of the INRA Restrictions on Sheet 3.
- 3) Remove the "Preliminary" label on Sheet 1.

Please do not hesitate to contact me with any questions or comments at 414.949.8919 or kkindred@sehinc.com.

Sincerely,

Keith Kindred, PLS
Principal, Regional Practice Center Leader
(Lic. WI, IL)
Attachment: Marked-up CSM
btp

x:\pts\summ\176551\task 36 - spheeris-lang pec\docs\reviews\spheeris-lang csm review letter_village of summit_2024-12-03.docx

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 501 Maple Avenue, Delafield, WI 53018-9351

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lot corner found
or set symbol

PRELIMINARY

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

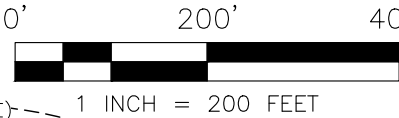
LOT 2, LOT 3 AND LOT 4 OF CSM 11759, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE SEPTEMBER 12, 2018 IN BOOK 118, PAGES 151-155 AS DOCUMENT NO. 4360453, BEING PART OF THE NW 1/4 AND SW 1/4 OF THE NW 1/4 OF SECTION 25, T. 7 N., R 17 E., IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

NW CORNER
SECTION 25-7-17
CONC. MON. W/
SEWRPC BRASS
CAP FND.

S 89°20'44" E
50.00'

100'
50'

100' WIDE R.O.W.



BEARINGS BASED ON GRID NORTH OF
THE WISCONSIN COUNTY COORDINATE
SYSTEM, WAUKESHA COUNTY ZONE (NAD
83 WISCORS 2011) AND REFERENCED TO
THE WEST LINE OF THE NW 1/4 OF SEC.
25-7-17 MEASURED AS N00°39'16"E.



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OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

VILLAGE OF SUMMIT
SHORELAND JURISDICTION
PER ZONING MAP

OUTLOT 1

515,694 S.F.
11.839 ACRES
TO BE OWNED BY LOT 3
AND TO REMAIN OPEN SPACE

N 89°20'44" W 491.36'

LOT 3

269,783 S.F.
6.193 ACRES
APPROVED ACCESS
PER WAUKESHA
COUNTY, 06/02/2023

PROPOSED TOTAL
INRA ON LOT 4
CSM 11759
235,792 S.F.
5.413 ACRES

INRA PER SEWRPC
DELINEATION
STAKED AND GPS LOCATED
BY SEWRPC 2/27/2024
96,619 S.F. OR 2.218 ACRES
NO ACCESS

PROPOSED
ADDITIONAL INRA
139,173 S.F.
3.195 ACRES

S 89°21'12" E 506.72'
(N 89°45'44" W)

LOT 2

246,687 S.F.
5.663 ACRES

S 89°01'14" E 439.69'
(N 89°45'44" W)

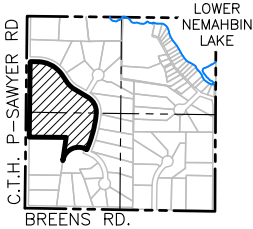
LOT 1

87,150 S.F.
2.001 ACRES

N 89°01'14" W 413.49'

LOT 1
CSM 11759
J CHURCH TRUST

VICINITY MAP



W. LINE OF THE NW 1/4 OF SEC. 25-7-17-
C.T.H. "P"-SAWYER ROAD
N 00°39'16" E 2639.32'
1"=2640'

W 1/4 CORNER
SECTION 25-7-17
CONC. MON. W/
SEWRPC BRASS
CAP FND.

PREPARED FOR:
LANG RESIDENTIAL INVESTMENT LLC
AND N SUSAN LANG
514 WELLS ST.
DELAFIELD, WI 53018

THIS INSTRUMENT WAS DRAFTED BY JOHN D. DOWNING, S-2939

REV: 12/02/2024
DATED 11/19/2024
JOB# 20144
SHEET 1 OF 5



WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

LOT 2, LOT 3 AND LOT 4 OF CSM 11759, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE SEPTEMBER 12, 2018 IN BOOK 118, PAGES 151-155 AS DOCUMENT NO. 4360453, BEING PART OF THE NW 1/4 AND SW 1/4 OF THE NW 1/4 OF SECTION 25, T. 7 N., R 17 E., IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, JOHN D. DOWNING, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF LAND BEING LOT 2, LOT 3 AND LOT 4 OF CSM 11759, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE SEPTEMBER 12, 2018 IN BOOK 118, PAGES 151–155 AS DOCUMENT NO. 4360453, BEING A PART OF THE NW 1/4 AND SW 1/4 OF THE NW 1/4 OF SECTION 25, T. 7 N., R 17 E., IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN. WISCONSIN DESCRIBED AS FOLLOWS:

LOT 2, LOT 3 AND LOT 4 OF CSM 11759, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE SEPTEMBER 12, 2018 IN BOOK 118, PAGES 151–155 AS DOCUMENT NO. 4360453, BEING A PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWN 7 NORTH, RANGE 17 EAST, IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

DESCRIBED LANDS AS HAVING AN AREA OF 1,119,314 SQUARE FEET OR 25.696 ACRES.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF LANG RESIDENTIAL INVESTMENT LLC, AND N SUSANNE LANG, ROBERT A AND SUSANNE LANG, DANIEL K KEMPEL AND KELLEY M KEMPEL OWNERS OF SAID LANDS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF S. 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION CONTROL ORDINANCE OF VILLAGE OF SUMMIT IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 20_____.

JOHN D. DOWNING, S–2939

LEGEND

- 

FOUND 3/4 REBAR" OR NOTED
- 

FOUND 1" IRON PIPE OR NOTED
- 

3/4"x18" REBAR
WEIGHING 1.5 LBS/LIN FT SET
AT ALL OTHER LOT CORNERS
- 

WELL
- 

SEPTIC VENT
- 

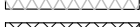
SEPTIC CLEANOUT
- 

RECORD DIMENSION
- 

DRIVEWAY LOCATION
- 

SOIL BORE
- 

PROPOSED INRA
- 

INRA PER WAUKESHA
COUNTY GIS
- 

INRA PER DELINEATION
- 

SHORELAND ZONING

CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	15.00"	88°58'58"	23.56'	21.21'	N 45°39'16" E	N 89°21'15" W	N 00°39'47" E
					(N 44°26'14" E)		
C2	414.00'	55°59'59"	404.63'	388.72'	N 61°20'44" W	N 33°20'44" W	N 89°20'43" W
					(N 62°33'46" W)		
C3	366.00'	25°59'58"	166.08'	164.66'	S 46°20'44" E	S 33°20'45" E	S 59°20'43" E
					(S 47°33'46" E)		
C4	240.00'	64°59'56"	272.27'	257.90'	N 26°50'44" W	N 05°39'14" E	N 59°20'42" W
					(N 28°03'46" W)		
C5	1589.80'	18°20'10"	508.78'	506.61'	N 14°50'24" E	N 24°00'29" E	N 05°40'19" E
					(N 13°37'22" E)		
C6	218.91'	106°03'41"	405.23'	349.80'	S 60°59'46" W	N 65°58'23" W	S 07°57'56" W
					(S 59°46'44" W)		

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

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NOTES:

- WITHIN THE AREA OF THE VISION CORNER EASEMENT THE HEIGHT OF ALL PLANTINGS, BERMS, FENCING, SIGNS, OR ANY OTHER STRUCTURE SHALL BE LIMITED TO 24 INCHES ABOVE THE INTERSECTION ELEVATION.
- DEVELOPMENT OF LOT 3 IS REQUIRED TO BE OUTSIDE OF THE INRA AREA.
- OUTLOT 1 SHALL REMAIN AS OPEN SPACE FOR RECREATIONAL PURPOSES, FOR AESTHETIC ENHANCEMENT OF THE SURROUNDING SUBDIVISION, AND FOR GROWING AGRICULTURAL CROPS ONLY. NO BUILDINGS OR CONSTRUCTION OF ANY KIND MAY BE CONSTRUCTED IN THE OUTLOT, AND THE USE OF TRAIL BIKES, OR ANY OTHER OFF-SITE MOTORIZED VEHICLES OF ANY TYPE EXCEPT FOR SNOWMOBILES, ARE PROHIBITED. ALSO SEE INRA RESTRICTION NO. 7.
- LANDS CONTAINED WITHIN THIS CSM SHALL NOT BE FURTHER DIVIDED.

ISOLATED NATURAL RESOURCE AREA (INRA) RESTRICTIONS:

THOSE AREAS IDENTIFIED AS A ISOLATED NATURAL RESOURCE AREA AND PROPOSED ADDITIONAL ISOLATED NATURAL RESOURCE AREA ON PAGE 1 OF 5 OF THIS CERTIFIED SURVEY MAP SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. GRADING, FILLING AND REMOVAL OF TOPSOIL OR OTHER EARTHEN MATERIALS ARE PROHIBITED, UNLESS SPECIFICALLY AUTHORIZED BY THE VILLAGE OF SUMMIT AND, IF APPLICABLE, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.
2. THE REMOVAL OR DESTRUCTION OF ANY VEGETATIVE COVER, I.E., TREES, SHRUBS, GRASSES, ETC., IS PROHIBITED, WITH THE EXCEPTION THAT INVASIVE, DEAD, DISEASED, OR DYING VEGETATION MAY BE REMOVED, AT THE DISCRETION OF THE LANDOWNER, AND WITH APPROVAL FROM THE VILLAGE OF SUMMIT.
3. GRAZING BY DOMESTICATED ANIMALS, I.E., HORSES, COWS, ETC., IS PROHIBITED, UNLESS GRAZING IS CONDUCTED IN ORDER TO MANAGE INVASIVE VEGETATION AND APPROVAL IS OBTAINED BY THE VILLAGE OF SUMMIT.
4. THE INTRODUCTION OF PLANT MATERIAL NOT INDIGENOUS TO THE EXISTING ENVIRONMENT IS PROHIBITED EXCEPT WITHIN A PRE-APPROVED DISTURBANCE AREA APPROVED BY THE VILLAGE OF SUMMIT.
5. PONDS ARE PROHIBITED UNLESS DESIGNED TO ENHANCE THE NATURAL ENVIRONMENT. PONDS THAT MAY BE PERMITTED ARE SUBJECT TO THE APPROVAL OF VILLAGE OF SUMMIT, IF APPLICABLE, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.
6. THE CONSTRUCTION OF BUILDINGS REQUIRES VILLAGE OF SUMMIT PRE APPROVAL ON LOT 1 AND LOT 2 WITH DISTURBANCE LIMITED TO 15% OF THE LOT AREA, OR 32,670 SQ. FT., WHICHEVER IS GREATER. THE CONSTRUCTION OF BUILDINGS IS PROHIBITED ON LOT 3 AND OUTLOT 1.
7. THE ENVIRONMENTAL CORRIDOR OVERLAY DISTRICT SPECIFICATIONS PLAN , RECORDED AS DOCUMENT # _____, SHALL BE COMPLIED WITH. THE PLAN ADDRESSES SITE PREPARATION, PLANTING, AND LONG-TERM VEGETATION MONITORING AND MANAGEMENT OF THE AREA DESIGNATED AS PROPOSED ADDITIONAL INRA ON SHEET 1 OF THIS CSM

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

LOT 2, LOT 3 AND LOT 4 OF CSM 11759, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE
SEPTEMBER 12, 2018 IN BOOK 118, PAGES 151-155 AS DOCUMENT NO. 4360453, BEING PART OF THE NW 1/4 AND SW 1/4
OF THE NW 1/4 OF SECTION 25, T. 7 N., R 17 E., IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

AS OWNERS WE THE LANG RESIDENTIAL INVESTMENT LLC, AND N SUSANNE LANG HEREBY CERTIFY THAT WE CAUSED
SAID LANDS TO BE SURVEYED, DIVIDED AND MAPPED AS SHOWN ON THIS MAP. WE ALSO CERTIFY THAT THIS CSM
IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: VILLAGE OF SUMMIT.
WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS _____ DAY OF _____, 20_____.

ROBERT A LANG – MEMBER

STATE OF WISCONSIN)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____DAY OF _____, 20_____, THE ABOVE NAMED LANG
RESIDENTIAL INVESTMENT LLC, AND N SUSANNE LANG, TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED
THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

OWNER'S CERTIFICATE:

AS OWNERS WE ROBERT A AND SUSANNE LANG HEREBY CERTIFY THAT WE CAUSED SAID LANDS TO BE SURVEYED,
DIVIDED AND MAPPED AS SHOWN ON THIS MAP. WE ALSO CERTIFY THAT THIS CSM IS REQUIRED TO BE SUBMITTED
TO THE FOLLOWING FOR APPROVAL: VILLAGE OF SUMMIT.
WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS _____ DAY OF _____, 20_____.

ROBERT A LANG

SUSANNE LANG

STATE OF WISCONSIN)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____DAY OF _____, 20_____, THE ABOVE NAMED ROBERT A
AND SUSANNE LANG, TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND
ACKNOWLEDGED THE SAME.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

LOT 2, LOT 3 AND LOT 4 OF CSM 11759, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE
SEPTEMBER 12, 2018 IN BOOK 118, PAGES 151-155 AS DOCUMENT NO. 4360453, BEING PART OF THE NW 1/4 AND SW 1/4
OF THE NW 1/4 OF SECTION 25, T. 7 N., R 17 E., IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

AS OWNERS DANIEL K KEMPEL AND KELLEY M KEMPEL WE HEREBY CERTIFY THAT WE CAUSED SAID LANDS TO BE
SURVEYED, DIVIDED AND MAPPED AS SHOWN ON THIS MAP. WE ALSO CERTIFY THAT THIS CSM
IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: VILLAGE OF SUMMIT.
WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS _____ DAY OF _____, 20_____.

DANIEL K KEMPEL

KELLEY M KEMPEL

STATE OF WISCONSIN)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____DAY OF _____, 20_____, THE ABOVE NAMED
DANIEL K KEMPEL AND KELLEY M KEMPEL, TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE
FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

VILLAGE OF SUMMIT PLAN COMMISSION

THIS LAND DIVISION IS HEREBY APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF SUMMIT, THIS
_____ DAY OF _____, 20_____.

JIM SIEPMANN, CHAIRPERSON

DEBRA MICHAEL – ADMINISTRATOR–CLERK/TREASURER

VILLAGE OF SUMMIT BOARD

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF SUMMIT BOARD,
THIS _____ DAY OF _____, 20_____.

JACK RILEY–PRESIDENT

DEBRA MICHAEL – ADMINISTRATOR–CLERK/TREASURER

Shakerville Road *overlay District*
~~Primary Environmental Corridor Mitigation Specifications~~
(3.0 total acres)

Site Preparation

All designated shortgrass prairie restoration areas shall be prepped by means of mowing during the 2025 growing season and then applying herbicide (glyphosate) in the late fall months of 2025 to eliminate existing cool season grasses. Herbicide application shall be performed no later than December 1, 2025. Upon successful completion of herbicide application, all areas shall be scarified by means of mechanical raking, tilling, or disking. Soil scarification shall be completed by December 15, 2025.

Native Seed Materials and Installation

All native seed materials shall be of Wisconsin Local Origin not to exceed a 200-mile radius of project site. All grasses and forbs shall be tested for germination and shall be supplied as Pure Live Seed (PLS). All seeding areas shall include the installation of a cover crop of annual rye grass at the rate of 5 lbs. per acre. Native seed materials shall be installed by means of hand or mechanical broadcast methods to assure thorough coverage throughout all designated seeding areas. Since all areas are flat and have low probability of erosion, erosion control fabric would not be necessary. Soils will not need to be worked up since seeding will be performed during the dormant season. Native seed shall be installed during the early winter months of 2025.

Shortgrass Prairie Native Seed Mix (3.0 total acres)	Forbs continued...
Grasses – total lbs per acre: 7.0 (Minimum of 3 grass species shall be used). (No single grass species shall exceed 15% of total seed mix weight). Bouteloua curtipendula (side oats grama) Elymus canadensis (Canada wild rye) Schizachyrium scoparium (little bluestem)	Dalea purpurea (purple prairie clover) Desmodium canadense (Canada tick trefoil) Echinacea pallida (pale purple coneflower) Echinacea purpurea (purple coneflower) Eryngium yuccifolium (rattlesnake master) Helianthus occidentalis (western sunflower) Liatris aspera (rough blazing star) Liatris pycnostachya (dense blazing star) Monarda fistulosa (bergamot) Monarda punctata (dotted mint) Parthenium integrifolium (wild quinine) Penstemon digitalis (smooth penstemon) Penstemon grandifloras (beardtongue) Ratibida pinnata (yellow coneflower) Rudbeckia hirta (black eyed Susan) Rudbeckia subtomentosa (sweet black-eyed Susan) Silphium laciniatum (compass plant) Silphium terebinthinaceum (prairie dock) Solidago rigida (stiff goldenrod) Tradescantia ohioensis (spiderwort) Verbena stricta (hoary vervain) Zizia aurea (golden alexanders)
Forbs total lbs per acre: 3.0 (Minimum of 30 forb species shall be used). (No single forb species shall exceed 10% of total seed mix weight.) Allium cernuum (nodding pink onion) Asclepias tuberosa (butterfly milkweed) Aster azureus (sky blue aster) Aster laevis (smooth aster) Aster novae-angliae (new England aster) Astragalus canadensis (Canada milk vetch) Cassia hebecarpa (wild senna) Coreopsis lanceolata (lanced leaf coreopsis) Coreopsis palmata (prairie coreopsis) Coreopsis tripteris (tall coreopsis) Dalea candida (white prairie clover)	

Vegetation Monitoring

All seeded and planted areas shall be monitored for 5 full growing seasons (2026-2030) growing seasons. Monitoring shall consist of a minimum of 1 site visit per month during each management growing season to assess project site's vegetative state to determine what, if any, methods of management may be necessary at that time. An end of year vegetation management and monitoring report shall be provided at the completion of each contracted year. This report shall document services provided and include site photographs as well as recommendations and / or concerns with future management.

Vegetation Management

Management would need to be performed throughout all seeding zones for 5 full growing seasons to assure these areas remain free of unwanted weedy plant species. Management techniques would include selective cutting, mowing and / or spot herbicide applications of undesirable plant species. Invasive plant species may include, but are not limited to; purple loosestrife, reed canary grass, giant reed grass, star thistle, sweet clover, Queen Anne's lace, Canada thistle, bull thistle, burdock, teasel and invasive woody trees and shrubs.

Amy Barrows

From: Amy Barrows
Sent: Tuesday, December 10, 2024 10:41 AM
To: peckhamk@purpero.com
Cc: Jon Spheeris; Bob & Susanne Lang; Dan Kempel
Subject: Lang EC Overlay District Plan
Attachments: SKM_C55824111103220.pdf

Keir,

Thank you for submitting the corridor report for the Lang property in the Village of Summit. Can you please modify the report with the notes I've included in the attachment? Since the area is being newly created and not mitigating for loss, please modify the title of the report to read "Environmental Corridor Overlay District Specifications".

I sent the report to SEWRPC and they have reiterated the need to create an oak opening environment.

See below comments from SEWRPC. We would like these recommendations to be incorporated into the plan.

Oaks are essential to the restoration, but here too there is room for an inexpensive alternative. I recommend protecting the bur oak and shagbark hickory that are already present within the old field complex, there were at least a few out there, but I was not really counting them at the time so cannot provide an exact number. Existing trees should be protected from herbivory to the extent practicable (tree tube would work just fine). In addition, minimize potential disturbance to existing trees associated with site preparation or invasive species control (flag or tube them so they do not get herbicide or mowed). If less than 10 oak saplings per acre, plant inexpensive bareroot white and bur oaks. There are several private nurseries in SE Wisconsin that offer bareroot plants. In addition, WDNR offers bareroot plants at minimal cost from the State Nursery, see the link below;

<https://dnr.wisconsin.gov/topic/treeplanting/order>

It is not necessary to plant larger potted or balled and burlapped specimen trees as these generally require much more maintenance, are prone to transplant shock, and take years to recover (some never do). I have simply plugged in acorns on other sites with pretty good success, if you want the lowest possible cost alternative with minimal site disturbance. WDNR also offers acorns for planting on the website linked above. Would be best to protect sprouting oaks with herbivore exclusion fencing or tree tubes the following growing season.

Let me know if you have any questions. Otherwise, we look forward to a revised plan. Hopefully, the plan can be submitted by Thursday of next week so I can share with the Plan Commission. At a minimum, the revised plan must be submitted for review and approval by December 30th so that I can add it to the Village Board packet.

Amy Barrows
Village Planner
Village of Summit
37100 Delafield Road
Summit, Wisconsin 53066
262-567-2757
planner@summitvillage.org
Hours: Monday, Tuesday, Thursday from 12-3

4360453

Book 118 Page 151-155



FORM ARC-101

CERTIFIED SURVEY MAP NO. 11759

A COMBINATION OF CERTIFIED SURVEY MAP NO. 1908, A PART OF PARCEL 1 CERTIFIED SURVEY MAP NO. 2473, OUTLOT 1 SHAKERVILLE, AND OTHER LANDS, ALL A PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 17 EAST, IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN



BEARINGS REFERENCED TO THE LINE OF THE NW 1/4 SEC. 25-7-17 HAVING A BEARING OF N00°33'46\"/>

THIS INSTRUMENT WAS DRAFTED BY KEITH D. MALKOWSKI

SU-6987A-W
SHEET 1 OF 5

151

478

See Plan Disposition Agreement in R888 F-36

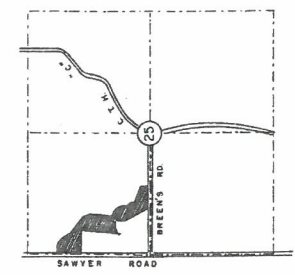
1420933

N.W. CORNER,
N.W. 1/4,
SEC. 25 - 7 - 17

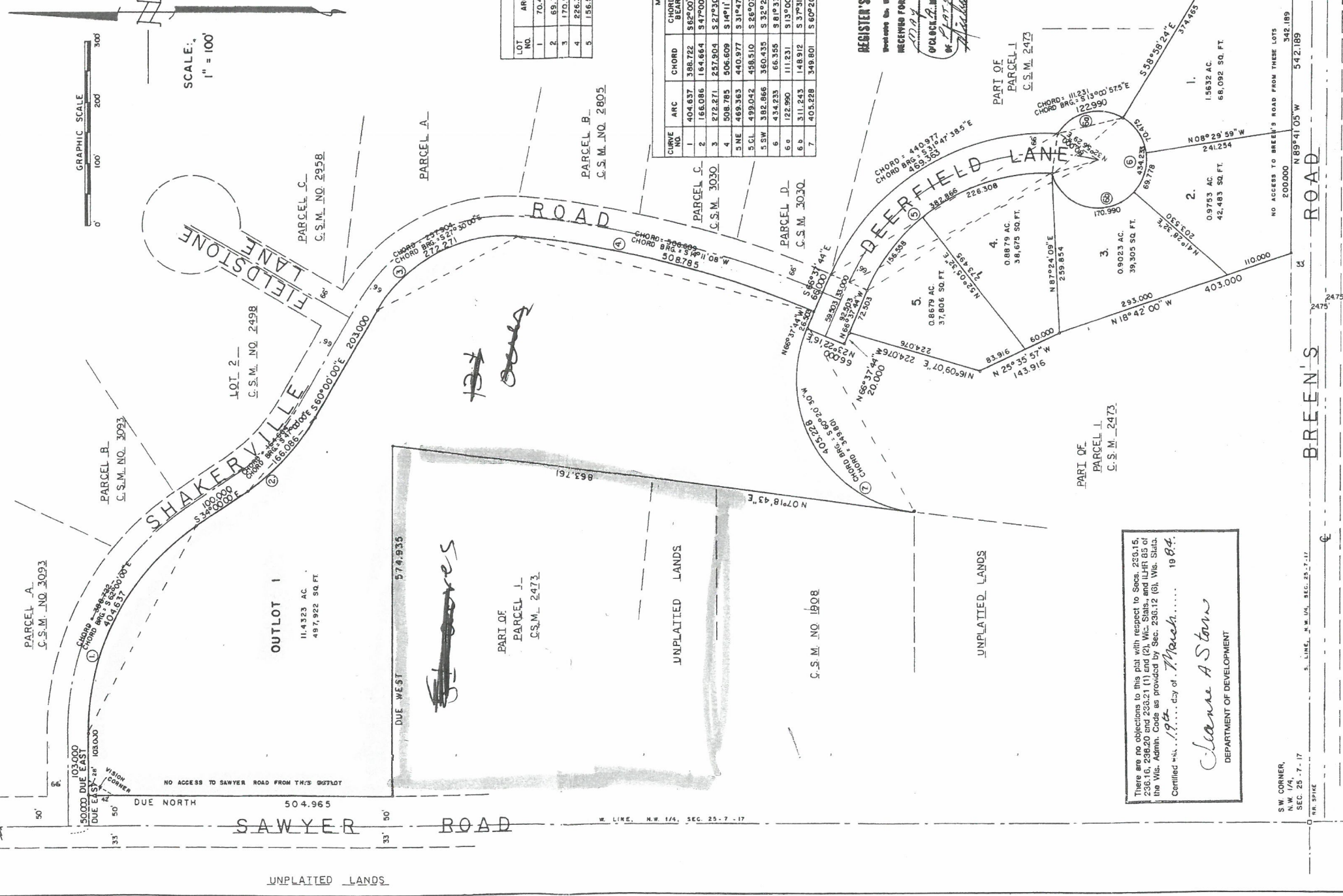
SHAKERVILLE

BEING A SUBDIVISION OF A PART OF C.S.M. NO. 2473 OF THE
N.W. 1/4 AND S.W. 1/4 OF THE N.W. 1/4, AND OF A PART OF THE
S.E. 1/4 OF THE N.W. 1/4 OF SECTION 25, T. 7 N., R. 17 E.,
TOWN OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

WC00000362



LOCATION MAP
SEC. 25, T. 7 N., R. 17 E.
SCALE: 1" = 2000'



SCALE:
1" = 100'

GRAPHIC SCALE
0 100 200 300

PARCEL A
C.S.M. NO. 3093

PARCEL B
C.S.M. NO. 2498

PARCEL C
C.S.M. NO. 2958

PARCEL D
C.S.M. NO. 3030

PARCEL E
C.S.M. NO. 2473

PARCEL F
C.S.M. NO. 2473

PARCEL G
C.S.M. NO. 2473

PARCEL H
C.S.M. NO. 2473

PARCEL I
C.S.M. NO. 2473

PARCEL J
C.S.M. NO. 2473

OUTLOT 1
11.4323 AC
497,922 SQ. FT.

OUTLOT 2
11.4323 AC
497,922 SQ. FT.

UNPLATTED LANDS

UNPLATTED LANDS

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LOT NO.	ARC	CHORD	CHORD BEARING	DEFLECTION ANGLE	CENTRAL ANGLE	RADIUS
1	70.475	68.218	N 56°10'49"E	50°28'26"	259°14'13"	80.000
2	69.778	67.587	N 73°30'43"W	48°58'30"	249°59'16"	"
3	170.390	140.251	N 72°42'24"E	172°37'49"	6°13'52"E	"
4	226.308	221.621	N 18°20'13"W	40°31'13"	20°15'56"E	320.000
5	156.558	155.062	N 52°36'47"W	28°01'54"	14°00'57"	"

CURVE NO.	ARC	CHORD	CHORD BEARING	DEFLECTION ANGLE	RADIUS	TANGENT BEARING - 1	TANGENT BEARING - 2
1	404.637	398.722	S 62°00'00"E	56°00'00"	414.000	DUE EAST	S 34°00'00"E
2	166.086	164.664	S 47°00'00"E	26°00'00"	136.000	S 34°00'00"E	S 60°00'00"E
3	272.871	257.904	S 27°30'00"E	68°00'00"	383.000	S 60°00'00"E	S 09°00'00"W
4	508.785	506.609	S 14°11'08"W	18°22'16"	811.000	S 09°00'00"W	S 23°22'16"W
5	489.042	488.510	S 31°47'38"E	69°40'11"	342°00'00"	S 23°22'16"W	S 04°02'37"W
6	382.866	380.435	S 32°21'03"E	69°33'07"	341°16'35"	S 04°02'37"W	S 01°55'23"W
7	434.233	432.990	S 13°00'57"E	88°05'07"	440°02'35"	S 01°55'23"W	S 57°03'31"E
8	311.243	309.812	S 37°03'55"E	22°54'41"	111°02'20"	S 57°03'31"E	S 73°05'17"W
9	405.228	399.812	S 60°20'24"W	106°03'33"	539°01'46"	S 73°05'17"W	N 07°18'43"E

REGISTER'S OFFICE) SS 1420933
WISCONSIN
MICHAEL W. BUEHL
LAND SURVEYOR
PEWAUKEE, WISCONSIN
MICHAEL W. BUEHL
FEB 10, 1984
March 12, 1987

There are no objections to this plat with respect to Specs. 230.15, 230.16, 230.17, 230.18, 230.19, 230.20, 230.21, 230.22, 230.23, 230.24, 230.25, 230.26, 230.27, 230.28, 230.29, 230.30, 230.31, 230.32, 230.33, 230.34, 230.35, 230.36, 230.37, 230.38, 230.39, 230.40, 230.41, 230.42, 230.43, 230.44, 230.45, 230.46, 230.47, 230.48, 230.49, 230.50, 230.51, 230.52, 230.53, 230.54, 230.55, 230.56, 230.57, 230.58, 230.59, 230.60, 230.61, 230.62, 230.63, 230.64, 230.65, 230.66, 230.67, 230.68, 230.69, 230.70, 230.71, 230.72, 230.73, 230.74, 230.75, 230.76, 230.77, 230.78, 230.79, 230.80, 230.81, 230.82, 230.83, 230.84, 230.85, 230.86, 230.87, 230.88, 230.89, 230.90, 230.91, 230.92, 230.93, 230.94, 230.95, 230.96, 230.97, 230.98, 230.99, 231.00, 231.01, 231.02, 231.03, 231.04, 231.05, 231.06, 231.07, 231.08, 231.09, 231.10, 231.11, 231.12, 231.13, 231.14, 231.15, 231.16, 231.17, 231.18, 231.19, 231.20, 231.21, 231.22, 231.23, 231.24, 231.25, 231.26, 231.27, 231.28, 231.29, 231.30, 231.31, 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236.32, 236.33, 236.34, 236.35,

EXHIBIT B

OPEN SPACE EASEMENT

This Indenture made by Robert A. Lang and N. Susanne Lang, his wife, doing business as Lang Homes Ltd (hereinafter called "Owner") do hereby declare, as part of a Planned Development Agreement with the Town of Summit dated _____, 1987, that the following restrictions apply to Outlot 1 in Shakerville Subdivision being part of the Northwest One-Quarter of Section 25, T7N, R17E, Town of Summit, Waukesha County, Wisconsin said Outlot being in an undeveloped state and (hereinafter called "Open Space" or "The Restricted Open Space").

W I T N E S S E T H:

WHEREAS, Owner owns all of the land which it proposes to subdivide as the Shakerville Subdivision and subsequent additions

WHEREAS, the Town of Summit by a zoning ordinance permits the subdivision of land into smaller lots than otherwise required on condition that the developer or owner reserve certain of the land in the Subdivision as open space for the recreational use by the lot owners and the esthetic enhancement of the development and for the preservation of the rural environmental character of the area and

WHEREAS, Owner has proposed and the Town has agreed to approve the Shakerville Subdivision together with this open space easement.

NOW THEREFORE:

1. The "owner" and his heirs and assigns, hereby grants to the future lot owners of the "subdivision" and subsequent subdivision additions the rights and privileges hereinafter set forth.

2. The restricted Open Space may be used only for the recreational use by the lot owners and for the esthetic enhancement of the Subdivision and for the growing of agricultural crops. No buildings or construction of any kind may be constructed on the Open Space. The restricted open space shall not include use of the open space to operate trail bikes, dune buggies, or any other off-street motorized vehicles of any type except for snowmobiles.

3. The outlot shall be maintained by Owner or its successors and assigns, as agricultural land consistent with the requirements of this deed restriction. If the outlot is not maintained then the Town of Summit shall notify Owner in writing, and if Owner shall not correct the condition within 50 days, then the Town can take the following action:

The Town can provide such maintenance and charge the cost of the maintenance against the Owner, which shall include an administrative charge of 20% of the actual cost, such administrative cost being established to defray the cost of mailing and collection the charge. Such charge can be included, if necessary, on the tax bill of the Outlot 1 and collected in the manner of taxes if not paid.

4. Assessment and Partition Rights. Notwithstanding any provision of this agreement to the contrary, if real estate taxes levied against Outlot 1 are delinquent for two consecutive tax years the title and ownership of Outlot 1 shall terminate in the Owner and shall vest in the lot owners of the "Subdivision" and subsequent subdivision additions as tenants in common upon a notice of Tax Delinquency and Transfer of Ownership being sent by Waukesha County to the Owner and to the lot owners and a true copy thereof being filed with the Register of Deeds for Waukesha County. The giving and filing of said notice shall act as a complete conveyance of said Outlot 1, fully and in all respects, as set forth herein, without any other act being required on the part of any party. Taxes outstanding against said Outlot 1, shall follow said Outlot, and shall not abate.

4/30/87
changed
per Waukesha
County
K.S.

5. This agreement shall continue for 99 years. It may be extended for an additional two periods of 99 years by the consent of the Town Planning Commission or successor government and 51% of the owners of the lots of record at the time of extension in the Shakerville Subdivision and subsequent additions. This easement may be amended by the consent of three-quarters of the owners of the lots of record at the time of extension. Owner and the majority of the members elect of the governing body of the Town of Summit after receiving a recommendation from the Planning Commission.

6. This easement does not grant the public the right to enter the restricted open space for any purpose.

IN WITNESS WHEREOF, Robert A. Lang and N. Susanne Lang, his wife, doing business as Lang Homes Ltd. have caused these presents to be signed.

In the presence of

Robert A. Lang
Developer and Owner
at Oconomowoc, Wisconsin this
____ day of _____, 1987

LANG HOMES LTD.

By: _____
Robert A. Lang

By: _____
N. Susanne Lang

By: _____
Marine Bank

By: _____
M & I Bank

CERTIFIED SURVEY MAP REVIEW

12/19/2024 Plan Commission Meeting

**Robert & Susanne Lang AKA Nancy Susanne Lang
Lang Residential Investment LLC and N. Susanne Lang
Daniel & Kelley Kempel**

Staff Report

Village of Summit, Wisconsin

Property Location: Lots 2, 3, and 4 of CSM # 11759 (SUMT0674.031.002-.004)

Property Owner: Robert & Susanne Lang AKA Nancy Susanne Lang
Lang Residential Investment LLC and N. Susanne Lang
Daniel & Kelley Kempel

Possible Motion: *Motion to recommend that Village Board approve the Certified Survey Map subject to the following conditions:*

- A. *APPROVALS FROM ALL OBJECTING AND APPROVING BODIES: Petitioner shall satisfy all comments, conditions and concerns of the Waukesha County Department of Public Works, and the Village Engineer, Surveyor, and Planner prior to approval of the final Certified Survey Map.*
- B. *SUBJECT TO REIMBURSEMENT OF EXPENSES. As a condition precedent to this conditional CSM approval taking effect, the Petitioner shall pay all fees, costs, and assessments due and owing to the Village of Summit, and for reimbursement of any expenses, costs and disbursements which have been incurred by the Village of Summit in the drafting, review or enforcement of this conditional CSM approval, including without limitation by reason of enumeration, design, engineering, inspection and legal work.*
- C. *UTILITY CONNECTION FEES. As a condition precedent to this conditional CSM approval taking effect, the Petitioner shall pay all utility connection fees owed to the Village of Summit. Note: **The properties in this CSM are served by private septic systems and wells. Therefore, this condition does not apply.***
- D. *BUSINESS OR COMMERCIAL USE. There shall be no commercial or business use, except as specifically permitted within or pursuant to the applicable Zoning Code.*
- E. *ONE YEAR TO SATISFY CONDITIONS. Subject to the Petitioner satisfying all of the aforementioned conditions within one year of the Village Board granting conditional final approval of the CSM.*
- F. *REZONING. The application to rezone the property to incorporate 3.195 acres of Environmental Corridor Overlay District shall be reviewed and conditionally approved by Village Board prior to this CSM being signed by the Village.*

Summary:

Existing Zoning: R-2 Country Residential (1.5-acre lot size/density of 1 unit/90,000 sq. ft.) & EC Environmental Corridor Overlay

Proposed Zoning: Existing R-2 and EC Environmental Corridor Overlay remains with EC Environmental Corridor Overlay District expanded to include an additional 3.195 acres.

Land Use Plan: SF Residential 1.6-acre density & Isolated Natural Resource Area (INRA)

Adjacent Land Uses		Zoning
N	Residential	R-2
South	Residential	R-2/EC
East	Residential	R-2/EC
West	Vacant (approved CU as part of quarry)	A-1/WL/EC

Mr. Lang created a 4-lot CSM in 2018 (CSM #11759), inclusive of lands that were otherwise required to remain in open space as part of the Shakerville Subdivision approved and recorded in 1987. The Shakerville Subdivision was part of a Planned Unit Development (PUD). One of the conditions of the PUD was that an open space easement be recorded at time of recording the plat that limited the use of the outlot (11.4 acres; now part of Lot 4 CSM # 11759) for recreational purposes, for aesthetic enhancement of the surrounding subdivision, and for growing agricultural crops only. The easement was never recorded. The unrecorded easement is included in the packet.

It has since been determined that the 4-lot CSM recorded in 2018 would result in a density of more than one unit per five acres of environmental corridor (INRA) if Lot 2 of the CSM is developed with a residential unit. Lots 1 and 3 of CSM #11759 have already been developed and Lot 4 of CSM #11759 has an available building envelope located outside of the environmental corridor. There are currently two homes in the environmental corridor and 11.8 acres of environmental corridor area, whereas 15 acres of corridor is required for the construction of a third residence. The current property owner of Lot 2 of CSM #11759 has expressed his interest in constructing a residence. The lot was marketed for residential construction. Therefore, the applicant is proposing to increase the area of environmental corridor by 3.195 acres so that there is at least 15 acres of environmental corridor, accommodating three residential units from the original 4-lot CSM. The property owner of Lot 4 of CSM #11759 agreed to work with Southeastern Wisconsin Regional Planning Commission, the agency that establishes the environmental corridor boundaries, to determine the recommended actions that should be taken to establish additional environmental corridor, in this case INRA. SEWRPC agreed to a proposal to create a natural prairie. The applicant submitted an Environmental Corridor Overlay District

Specifications Report, which includes site planning, installation, monitoring and maintenance. The report requires review from Village Staff. SEWRPC has already been consulted to review the report. The review is pending.

As part of increasing the area of the Environmental Corridor Overlay District (INRA), staff has requested that the applicant create a new CSM that further divides Lot 4 of CSM #11759 to re-create the 11.4-acre outlot that was intended to be preserved for open space purposes as part of the Shakerville Subdivision. The applicant has submitted a preliminary CSM that includes an 11.8-acre outlot. The CSM also indicates the location of the additional environmental corridor (INRA). Resource restriction notes are included. No additional development sites are proposed as part of the CSM, other than the development of the newly proposed Lot 3 (portion of former Lot 4 of CSM #11759). Development of proposed Lot 3 will be required to be located outside of the INRA. Staff has asked that the applicant include Lots 2 and 3 of CSM #11759 to demonstrate that Lot 2 of CSM #11759 can be developed with sufficient environmental corridor (INRA) acreage taken from the overall acreage of the newly created CSM.

Utilities: The area is served by private sewage systems and wells. No new buildable lots are being created as part of this CSM. Each lot was tested for soil suitability prior to the recording of the existing CSM. Prior to the issuance of any building permits to construct a residence, a copy of a Sanitary Permit will be required from the Waukesha County Environmental Health Division.

Traffic, Access, & Frontage: All lots have frontage on a public road. The Waukesha County Department of Public Works will need to verify that the access point shown on proposed Lot 3 is acceptable.

Public Services/Capital Investments: There will be no changes to public services. There are no requirements for capital investments as a result of this request.

Environment: There are environmental corridor resources on all lots and the creation of additional environmental corridor (INRA). Disturbance of these areas is limited. Preservation restrictions will be noted on the CSM.

Planner Comments:

- The Vision Corner Easement note should remain as-is, but the remaining general notes on sheet 3 shall be revised to read:
 - Outlot 1 shall be owned in common with Lot 3 and shall not be sold separately.
 - Outlot 1 may be used for passive recreational purposes, aesthetic enhancement of the surrounding subdivision, and for growing agricultural crops only. No buildings or construction of any kind may be constructed in the outlot, and the use of trail bikes, or any other off-street motorized vehicles of any type are prohibited.
 - Any further land division of any lot or outlot is prohibited.
 - No development is permitted within the Isolated Natural Resource Area on Lot 3.
- A reference to the INRA Restriction #7 shall be made on sheet 1 with an arrow pointing to the area shown as “proposed additional INRA.”
- Written documentation shall be provided from the Waukesha County Department of

Public Works that the access from CTH P, illustrated on the CSM, is acceptable.

- If there is a mortgagee, a signature shall be added to the CSM.

Surveyor and Engineering Comments: See attached letter dated December 3, 2024.

ZONING DISTRICT AMENDMENT REQUEST
12/19/2024 Plan Commission Meeting
Raabe

Staff Report

Village of Summit, Wisconsin

Property Location: 38758 Genesee Lake Road (SUMT0655992), and unplatted lands (SUMT0655993)

Property Owner: Amy Raabe

Applicant: Mackenzy Raabe

Possible Motion: *Motion to recommend that Village Board approve the amendment to the Zoning Map of the Village of Summit Zoning and Shoreland Protection Ordinance from the A-2 Agricultural District to the R-1 Estate Residential District on property described as Lot 1 of CSM # 7025, and adjacent unplatted lands, more specifically described in the Rezone Exhibit. The Wetland Conservancy District and Environmental Corridor and Floodplain Overlay Districts will remain unchanged. The recommended zoning map amendment is subject to the following condition:*

- 1. This rezone is not effective until a Certified Survey Map is reviewed and approved by the Village of Summit and recorded by Waukesha County Register of Deeds to create two lots and an outlot in substantial conformance with the Certified Survey Map dated October 21, 2024, and presented for consideration at the December 19, 2024 Plan Commission meeting.*
- 2. The Certified Survey Map shall be subject to no further land division unless a public road is constructed. This restriction shall be noted on the Certified Survey Map.*
- 3. Outlot 1 shall be dedicated to or acquired by the Village of Summit, as determined by the Village Board.*

Staff is directed to prepare a draft ordinance in accordance with this motion, subject to Village Attorney review, for consideration by Village Board.

Summary:

Existing Zoning: A-2 Agricultural District (10-35 acre density & min. 3-acre lot size) & WL Wetland Conservancy, EC Environmental Corridor Overlay and FO Floodplain Overlay

Proposed Zoning: R-1 Estate Residential (130,000 sq. ft. density & min. 2-acre lot size) & WL Wetland Conservancy, EC Environmental Corridor Overlay and FO Floodplain Overlay

Land Use Plan: SF Residential 2.4-acre density with Wetland & Primary Environmental Corridor

Adjacent Land Uses		Zoning
N	Residential/Agricultural	A-1*
South	Vacant	R-1 and A-2*
East	Residential	A-2*
West	Residential	R-1*

*All adjacent properties include natural resource zoning districts

The applicant would like to split a 21-acre lot, which was created by Certified Survey Map #7025 and recorded in 1993, into two legal lots of record. The land division would accommodate the construction of an additional residence for a family member of the property owner. There is a large area in the center and north end of the property that consists of wetland, primary environmental corridor and floodplain. There is also an existing outlot located on the south side of Genesee Lake Road, which is required to be attached to Lot 1 (subject property). At the request of the Village, the applicant is proposing to dedicate the outlot to the Village of Summit. The dedication resolves the ownership and location of a strip of land that is currently owned by the Village. The strip of land is shown on the existing CSM on the north side of the road. However, the recorded deed describes the strip of land on the south side of the road. The strip of land crosses through the existing outlot. Rather than having a portion of the existing outlot on the south side of the road being owned by Lot 1 or Lot 2 of the proposed CSM and a portion being owned by the Village, the applicant agreed to dedicate the entire area to the Village. *The Village Board will need to determine if the outlot should be dedicated as part of the CSM or acquired via a separate deed.*

The current land use plan category of 2.4 acres per dwelling unit would accommodate the proposed land division. The zoning category of A-2 would not accommodate a land division because conservancy lands are not included in the density calculations. The upland acreage is inclusive of approximately 9 - 10 acres total, whereas a minimum of 10 acres per unit is required. There are similar properties located to the west that are zoned R-1 Estate Residential. The proposed land division would comply with the R-1 Zoning District standards if the rezone is approved.

- Proposed Lot 1 (northern lot), 13 acres (~ 6 acres upland), + 500 ft. wide at building site.
- Proposed Lot 2 (southern lot), 8 acres (~ 3.7 acres upland), 421 ft. wide.
- Outlot 1 (south side of Genesee Lake Road), 0.113 acres (already zoned R-1)

Utilities: The area is served by a private sewage system and well. The applicant is in the process of completing a soil test to ensure that Lot 1 is suitable for a private sewage system and to ensure that the lowest floor will be at least one foot above seasonal high groundwater conditions.

Traffic, Access, & Frontage: Both properties will have frontage on Genesee Lake Road. The applicant will be dedicating additional road right-of-way to the full 66 ft. width established as part of the Official Right-of-Way Map. The additional residential lot will have negligible traffic impacts.

Public Services/Capital Investments: There will be no changes to public services other than emergency services will be provided to both lots. There are no requirements for capital investments as a result of the rezone request.

Environment: There are wetland, floodplain, and primary environmental corridor resources on both lots. These areas will be preserved through resource restrictions on the CSM.

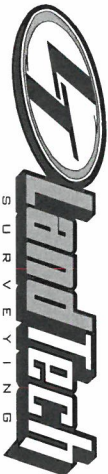
Adjacent properties: The rezone is consistent with the adjacent properties to the west. The proposed development site of the newly created lot will not be visible or impactful from the north, west, or south. There is an existing tree line on the east property lot, which will help screen the new development from the adjacent property to the east. However, a new driveway will be constructed parallel to the lot line. The driveway will be required to comply with the 15 ft. pavement setback.

Compliance with Master Plan: The proposed zoning complies with the Master Plan.

REZONE EXHIBIT

UNPLATTED LANDS AND LOT 1 OF CSM 7025, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE, IN VOL. 59, PAGE 117-119, AS DOCUMENT NO. 1824405, AND UNPLATTED LANDS BEING A PART OF THE NW 1/4 AND PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 20, T.7N., R.17 E., VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

WEST 1/4 CORNER
SECTION 20-7-17
CONC. MON. W/ SEWRPC
BRASS CAP FND.

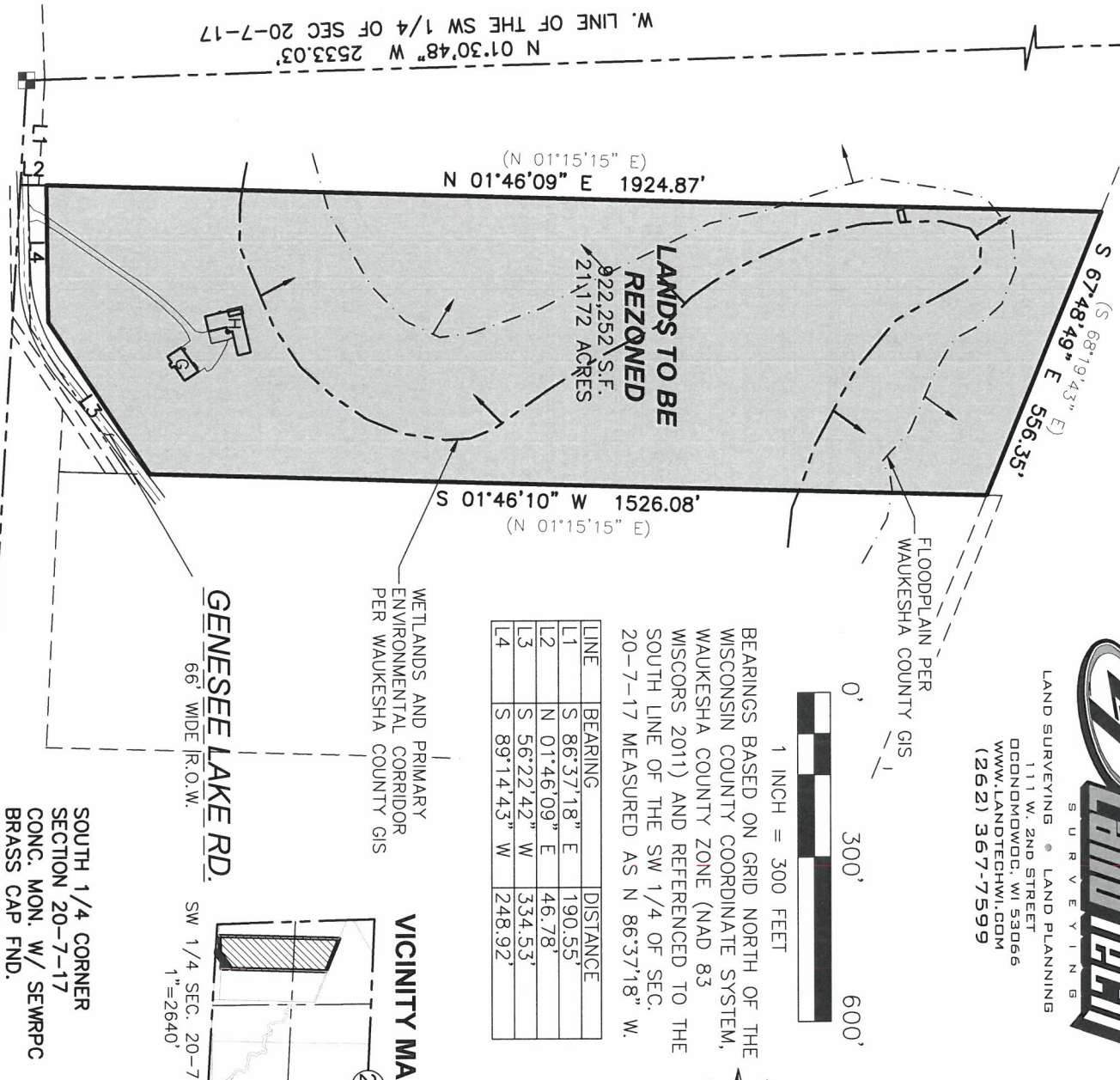


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OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599



BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY ZONE (NAD 83 WSCORS 2011) AND REFERENCED TO THE SOUTH LINE OF THE SW 1/4 OF SEC. 20-7-17 MEASURED AS N 86°37'18" W.

LINE	BEARING	DISTANCE
L1	S 86°37'18" E	190.55'
L2	N 01°46'09" E	46.78'
L3	S 56°22'42" W	334.53'
L4	S 89°14'43" W	248.92'



SW CORNER
SECTION 20-7-17
CONC. MON. W/ SEWRPC
BRASS CAP FND.

S. LINE OF THE SW 1/4 OF SEC 20-7-17
N 86°37'18" W 2614.16'

SOUTH 1/4 CORNER
SECTION 20-7-17
CONC. MON. W/ SEWRPC
BRASS CAP FND.

LEGAL DESCRIPTION FOR LANDS TO BE REZONED:

UNPLATTED LANDS AND LOT 1 OF CSM 7025, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE, IN VOL. 59, PAGE 117-119, AS DOCUMENT NO. 1824405, AND UNPLATTED LANDS BEING A PART OF THE NW 1/4 AND PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 20, T.7N., R.17 E., VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 20, TOWN 7 NORTH, RANGE 17 EAST, THENCE S 86°37'18" E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 20, 190.55 FEET; THENCE N 01°46'09" E, 46.78 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF CSM 7025 THENCE N 01°46'09" E, ALONG THE WEST LINE OF LOT 1 OF CSM 7025, 1924.87 FEET TO THE NORTHWEST CORNER OF LOT 1 OF CSM 7025; THENCE S 67°48'49" E, ALONG THE NORTH LINE OF LOT 1 OF CSM 7025, 556.35 FEET TO THE NORTHEAST CORNER OF LOT 1 OF CSM 7025; THENCE S 01°46'10" W, ALONG THE EAST LINE OF LOT 1 OF CSM 7025 AND EXTENSION OF SAID LINE, 1526.08 FEET TO THE NORTH RIGHT-OF-WAY OF GENESEE LAKE ROAD; THENCE ALONG THE NORTH RIGHT-OF-WAY OF GENESEE LAKE ROAD FOR THE FOLLOWING 2 COURSES: 1.: THENCE S 56°22'42" W, 334.53 FEET; 2.: THENCE S 89°14'43" W, 248.92 FEET TO THE POINT OF BEGINNING.

CERTIFIED SURVEY MAP REVIEW
12/19/2024 Plan Commission Meeting
Raabe CSM

Staff Report

Village of Summit, Wisconsin

Property Location: 38758 Genesee Lake Road (SUMT0655992) & unplatted lands owned by the Village of Summit

Property Owner: Amy Raabe & Village of Summit

Applicant: Mackenzy Raabe

Possible Motion: *Motion to recommend that Village Board approve the Certified Survey Map subject to the following conditions:*

- A. APPROVALS FROM ALL OBJECTING AND APPROVING BODIES: Petitioner shall satisfy all comments, conditions and concerns of the Village Engineer, Surveyor, and Planner prior to approval of the final Certified Survey Map.*
- B. SUBJECT TO REIMBURSEMENT OF EXPENSES. As a condition precedent to this conditional CSM approval taking effect, the Petitioner shall pay all fees, costs, and assessments due and owing to the Village of Summit, and for reimbursement of any expenses, costs and disbursements which have been incurred by the Village of Summit in the drafting, review or enforcement of this conditional CSM approval, including without limitation by reason of enumeration, design, engineering, inspection and legal work.*
- C. UTILITY CONNECTION FEES. As a condition precedent to this conditional CSM approval taking effect, the Petitioner shall pay all utility connection fees owed to the Village of Summit. Note: **The properties in this CSM are served by private septic systems and wells. Therefore, this condition does not apply.***
- D. BUSINESS OR COMMERCIAL USE. There shall be no commercial or business use on this lot, except as specifically permitted within or pursuant to the applicable Zoning Code.*
- E. ONE YEAR TO SATISFY CONDITIONS. Subject to the Petitioner satisfying all of the aforementioned conditions within one year of the Village Board granting conditional final approval of the CSM.*
- F. REZONING. The application to rezone the property to the R-1 Estate Residential District shall be reviewed and conditionally approved by Village Board prior to this CSM being signed by the Village.*

Summary:

Existing Zoning: A-2 Agricultural District (10-35 acre density & min. 3-acre lot size) & WL Wetland Conservancy, EC Environmental Corridor Overlay and FO Floodplain Overlay

Proposed Zoning: R-1 Estate Residential (130,000 sq. ft. density & min. 2-acre lot size) & WL Wetland Conservancy, EC Environmental Corridor Overlay and FO Floodplain Overlay

Land Use Plan: SF Residential 2.4-acre density with Wetland & Primary Environmental Corridor

Adjacent Land Uses		Zoning
N	Residential/Agricultural	A-1*
South	Vacant	R-1 and A-2*
East	Residential	A-2*
West	Residential	R-1*

*All adjacent properties include natural resource zoning districts

The applicant would like to split a 21-acre lot, which was created by Certified Survey Map #7025 and recorded in 1993, into two legal lots of record. The land division would accommodate the construction of an additional residence for a family member of the property owner. There is a large area in the center and north end of the property that consists of wetland, primary environmental corridor and floodplain. There is also an existing outlot located on the south side of Genesee Lake Road, which is required to be attached to Lot 1 (subject property). At the request of the Village, the applicant is proposing to dedicate the outlot to the Village of Summit. The dedication resolves the ownership and location of a strip of land that is currently owned by the Village. The strip of land is shown on the existing CSM on the north side of the road. However, the recorded deed describes the strip of land on the south side of the road. The strip of land crosses through the existing outlot. Rather than having a portion of the existing outlot on the south side of the road being owned by Lot 1 or Lot 2 of the proposed CSM and a portion being owned by the Village, the applicant agreed to dedicate the entire area to the Village. *The Village Board will need to determine if the outlot should be dedicated as part of the CSM or acquired via a separate deed.*

The current land use plan category of 2.4 acres per dwelling unit would accommodate the proposed land division. The zoning category of A-2 would not accommodate a land division because conservancy lands are not included in the density calculations. The upland acreage is inclusive of approximately 9 - 10 acres total, whereas a minimum of 10 acres per unit is required. There are similar properties located to the west that are zoned R-1 Estate Residential. The proposed land division would comply with the R-1 Zoning District standards if the rezone is approved (being considered as a separate agenda item).

- Proposed Lot 1 (northern lot), 13 acres (~ 6 acres upland), + 500 ft. wide at building site.
- Proposed Lot 2 (southern lot), 8 acres (~ 3.7 acres upland), 421 ft. wide.

- Outlot 1 (south side of Genesee Lake Road), 0.113 acres (already zoned R-1).

Utilities: The area is served by a private sewage system and well. The applicant is in the process of completing a soil test to ensure that Lot 1 is suitable for a private sewage system and to ensure that the lowest floor will be at least one foot above seasonal high groundwater conditions.

Traffic, Access, & Frontage: Both properties will have frontage on Genesee Lake Road. The applicant will be dedicating additional road right-of-way to the full 66 ft. width established as part of the Official Right-of-Way Map. The additional residential lot will have negligible traffic impacts.

The applicant originally proposed a flag lot to accommodate access to Lot 1. At the Village's suggestion, the applicant has modified the layout of the CSM so that Lot 1 complies with the minimum width requirement (220 ft.) at the building setback line. The lot is no longer considered a flag lot. The Village should still consider whether the provisions of Section 109-16 are met, specifically the following subsections:

- (a): The size, shape, and orientation of lots shall be appropriate for the location of the subdivision and for the type of development and use contemplated.
- (b)(5): Lots should be designed with suitable proportion between width and depth. Neither long narrow nor wide shallow lots are normally desirable. Normal depth should not exceed 2 ½ times the width, nor be less than 150 ft.

Public Services/Capital Investments: There will be no changes to public services other than emergency services will be provided to both lots. There are no requirements for capital investments as a result of this request.

Environment: There are wetland, floodplain, and primary environmental corridor resources on both lots. These areas will be preserved through resource restrictions on the CSM.

Planner Comments:

- The Village Board will need to determine if Outlot 1 should be dedicated or acquired as a separate deed. If the outlot is dedicated to the Village, the Village will not have the authority to sell the property in the future without formally vacating the land.
- Soil testing shall be completed by a Certified Soil Tester. Written documentation shall be provided from the Waukesha County Environmental Health Division stating that Lot 1 is suitable for a private sewerage system. Soil testing will also ensure that the lowest level is at least one foot above seasonal high groundwater conditions.
- The floodplain elevation and source of elevation shall be noted on the CSM.
- Wetland shall only be stated once on the note on Sheet 2.
- Floodplain shall be added to the resource restrictions on Sheet 3. All three resource types shall be added to the first sentence of the restrictions. The period after "that" in the second line and the words "shall also be permitted" at the end of resource restriction #2 shall be removed.
- A note shall be added to the CSM that states, "The entire area of this CSM is located within the Village of Summit's Shoreland Jurisdictional Boundary."

Raabe CSM

- A note shall be added to the CSM that states, “no further land division is allowed unless a public road is constructed and all ordinance provisions at the time of the proposed land division are met.”
- If there is a mortgagee, a signature shall be added to the CSM.
- The Village Board signature line shall be revised to read “This land division and roadway dedication”. *This line may need to be further modified pending further research regarding the land transfer between the applicant and the Village of Summit.*

Surveyor and Engineering Comments: See attached letter dated November 5, 2024.



Building a Better World
for All of Us®

November 5, 2024

RE: Village of Summit
Raabe CSM Review
SEH No. 176551 Task 33

Ms. Amy Barrows
Village Planner
Village of Summit
37100 Delafield Road
Summit, WI 53066

Dear Ms. Barrows:

We have reviewed the Rezone Exhibit and the Certified Survey Map for the Raabe Property and prepared by Matthew O'Rourke of Land Tech Surveying. The CSM reviewed is dated 10/21/2024. A marked-up copy of the CSM is attached to assist with the preparation of the revisions. We offer the following comments:

- 1) Adjacent land must be labeled.
- 2) The point of beginning needs to be identified in the first description on sheet 3 of the CSM and on the Rezone Exhibit.
- 3) The word "of" is misspelled "OD" in the second description of the Surveyor's Certificate.
- 4) All sheets of the CSM need to be signed and stamped.

If you have any comments or concerns please contact me at 414.949.8919 or kkindred@sehinc.com.

Sincerely,

Keith Kindred, PLS
Principal, Regional Practice Center Leader
(Lic. WI, IL)
Attachment: Marked-up CSM
btp

x:\p\ts\summ\176551\task 33 - rabbe csm review\corr\review letters\raabe csm review letter_village of summit_2024-11-05 highlighted.docx

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 501 Maple Avenue, Delafield, WI 53018-9351

262.646.6855 | 888.908.8166 fax | **sehinc.com**

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WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

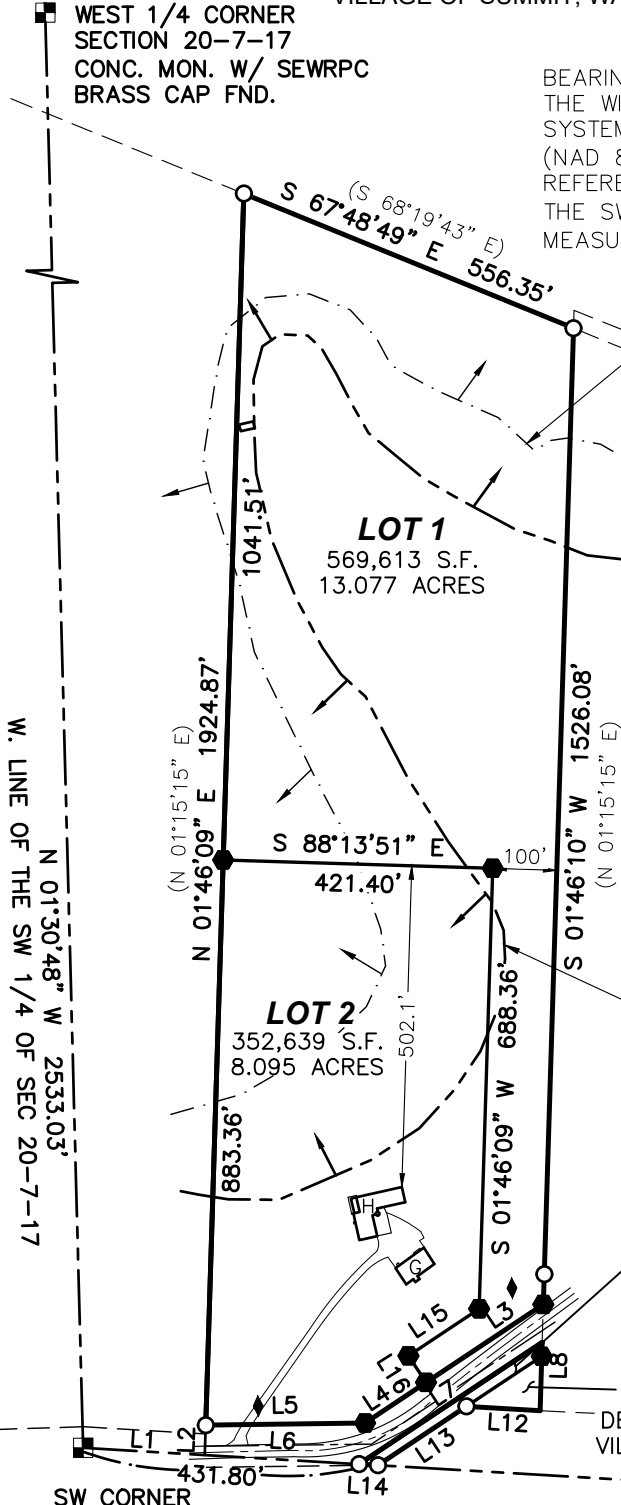
UNPLATTED LANDS, LOT 1 AND OUTLOT 1 OF CSM 7025, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE, IN VOL. 59, PAGE 117-119, AS DOCUMENT NO. 1824405, AND UNPLATTED LANDS BEING A PART OF THE NW 1/4 AND PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 20, T.7N., R.17 E., VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

WEST 1/4 CORNER
SECTION 20-7-17
CONC. MON. W/ SEWRPC
BRASS CAP FND.

BEARINGS BASED ON GRID NORTH OF
THE WISCONSIN COUNTY COORDINATE
SYSTEM, WAUKESHA COUNTY ZONE
(NAD 83 WISCORS 2011) AND
REFERENCED TO THE SOUTH LINE OF
THE SW 1/4 OF SEC. 20-7-17
MEASURED AS N 86°37'18" W.



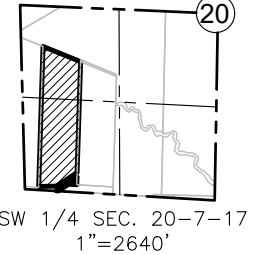
LINE	BEARING	DISTANCE
L1	S 86°37'15" E	190.55'
L2	N 01°46'09" E	46.78'
L3	S 56°22'42" W	220.00'
L4	S 56°22'42" W	114.53'
L5	S 89°14'43" W	248.92'
L6	S 86°37'19" E	241.25'
L7	N 56°22'42" E	343.75'
L8	S 01°46'10" W	106.92'
L9	S 01°45'53" W	21.79'
L10	S 01°46'10" W	85.13'
L11	S 56°22'42" W	141.40'
L12	N 86°37'18" W	115.32'
L13	S 56°22'42" W	166.16'
L14	N 86°37'18" W	29.52'
L15	S 56°22'42" W	132.86'
L16	S 33°37'18" E	50.00'



WETLANDS AND PRIMARY
ENVIRONMENTAL CORRIDOR
PER WAUKESHA COUNTY GIS

GENESEE LAKE RD.
66' WIDE R.O.W.
DEDICATED TO THE PUBLIC
FOR ROADWAY PURPOSES
5,785 S.F. OR 0.133 ACRES

VICINITY MAP



OUTLOT 1

4,907 S.F.
0.113 ACRES
DEDICATED TO THE
VILLAGE OF SUMMIT

SOUTH 1/4 CORNER
SECTION 20-7-17
CONC. MON. W/ SEWRPC
BRASS CAP FND.

SW CORNER
SECTION 20-7-17
CONC. MON. W/ SEWRPC
BRASS CAP FND.

N 86°37'18" W 2614.16'
S. LINE OF THE SW 1/4 OF SEC 20-7-17

LEGEND

- SECTION CORNER MONUMENT
FOUND 1" IRON PIPE OR NOTED
SET 0.75" O.D. X 18" REBAR
WEIGHING 1.502 LBS/FT.
- FLOODPLAIN PER GIS
- PEC/WETLANDS PER GIS
- DRIVEWAY LOCATION

- SEE SHEET 2 FOR DETAIL
AND NOTES.
- SEE SHEET 3 FOR
ENVIRONMENTAL RESTRICTIONS.



LAND SURVEYING • LAND PLANNING
111 W. 2ND STREET
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

PREPARED FOR:
AMY KATHRYN RAABE
38758 GENESEE LAKE RD.
OCONOMOWOC, WI 53066

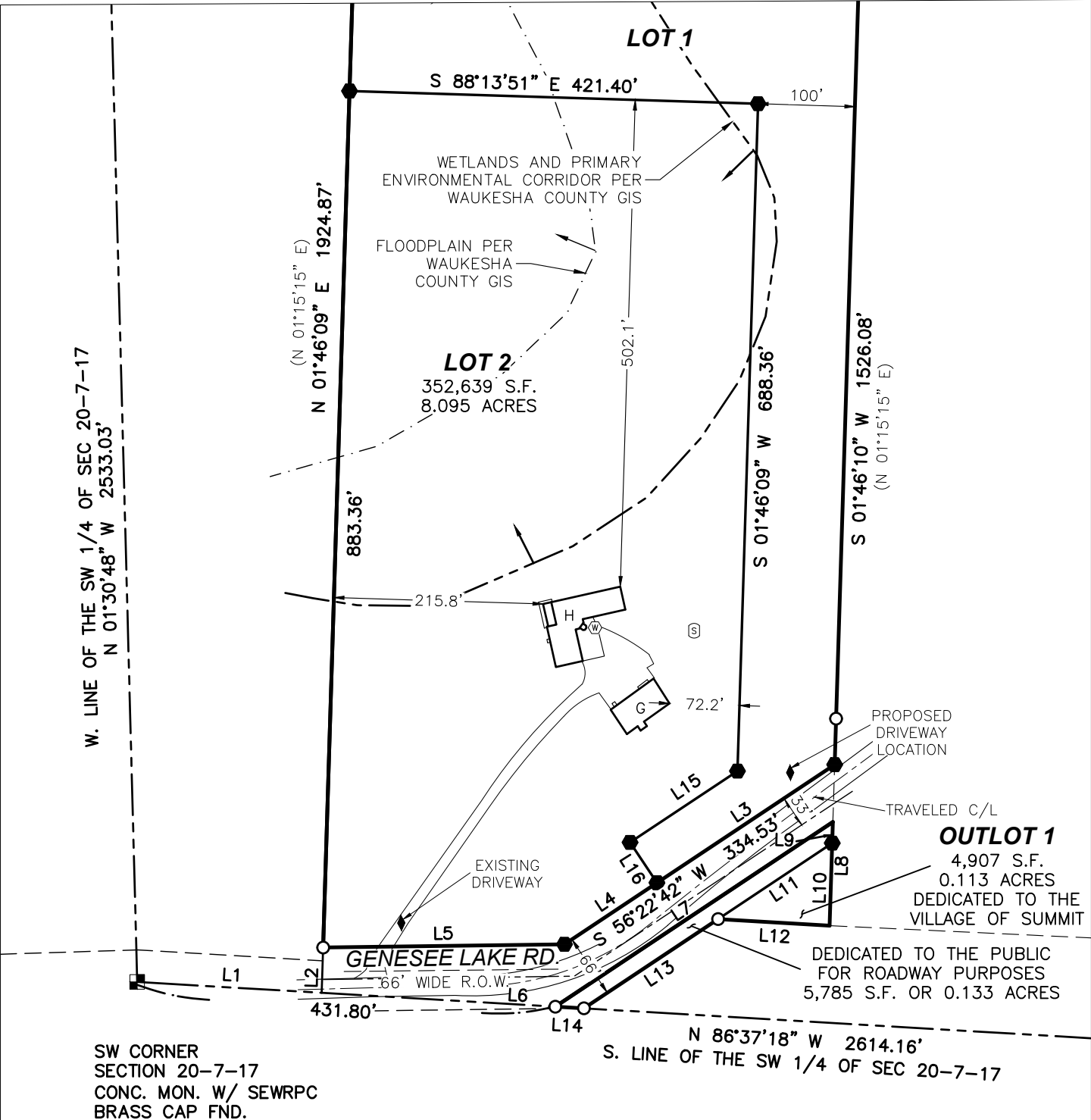
DATED 10/21/2024
JOB# 24137
SHEET 1 OF 4

THIS INSTRUMENT WAS DRAFTED BY MATTHEW T. O'ROURKE, S-2771

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

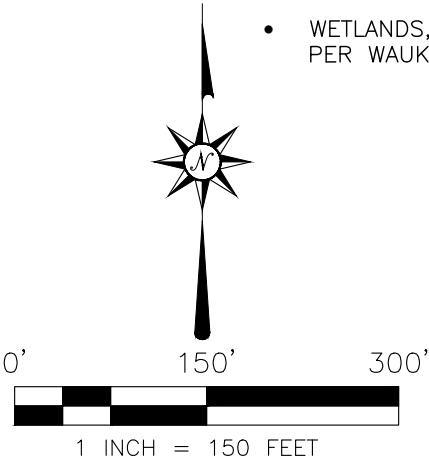
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DETAIL



NOTES:

- WETLANDS, PRIMARY ENVIRONMENTAL CORRIDOR (P.E.C.) AND WETLANDS ARE SHOWN PER WAUKESHA COUNTY GIS.



WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

UNPLATTED LANDS, LOT 1 AND OUTLOT 1 OF CSM 7025, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE, IN VOL. 59, PAGE 117-119, AS DOCUMENT NO. 1824405, AND UNPLATTED LANDS BEING A PART OF THE NW 1/4 AND PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 20, T.7N., R.17 E., VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF LAND BEING UNPLATTED LANDS, LOT 1 AND OUTLOT 1 OF CSM 7025, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE, IN VOL. 59, PAGE 117-119, AS DOCUMENT NO. 1824405, AND UNPLATTED LANDS BEING A PART OF THE NW 1/4 AND PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 20, T.7N., R.17 E., VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

identify the point of beginning

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 20, TOWN 7 NORTH, RANGE 17 EAST, THENCE S 86°37'18" E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 20, 190.55 FEET; THENCE N 01°46'09" E, 46.78 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF CSM 7025 THENCE N 01°46'09" E, ALONG THE WEST LINE OF LOT 1 OF CSM 7025, 1924.87 FEET TO THE NORTHWEST CORNER OF LOT 1 OF CSM 7025; THENCE S 67°48'49" E, ALONG THE NORTH LINE OF LOT 1 OF CSM 7025, 556.35 FEET TO THE NORTHEAST CORNER OF LOT 1 OF CSM 7025; THENCE S 01°46'10" W, ALONG THE EAST LINE OF LOT 1 OF CSM 7025 AND EXTENSION OF SAID LINE, 1526.08 FEET TO THE NORTH RIGHT-OF-WAY OF GENESEE LAKE ROAD; THENCE ALONG THE NORTH RIGHT-OF WAY OF GENESEE LAKE ROAD FOR THE FOLLOWING 2 COURSES: 1.: THENCE S 56°22'42" W, 334.53 FEET; 2.: THENCE S 89°14'43" W, 248.92 FEET TO THE POINT OF BEGINNING.

ALSO

of?

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 20, TOWN 7 NORTH, RANGE 17 EAST, THENCE S 86°37'18" E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 20, 431.80 FEET TO THE SOUTHWEST CORNER OF OUTLOT 1 OF CSM 7025 AND POINT OF BEGINNING; THENCE N 56°22'42" E, ALONG THE LINE OF OUTLOT 1 OF CSM 7025, 343.75 FEET TO THE NORTHEAST CORNER OF OUTLOT 1 OF CSM 7025; THENCE S 01°46'10" W, ALONG THE EAST LINE OF OUTLOT 1 OF CSM 7025, 106.92 FEET TO THE SOUTHEAST CORNER OF OUTLOT 1 OF CSM 7025; THENCE ALONG THE SOUTH LINE OF OUTLOT 1 OF CSM 7025 FOR THE FOLLOWING 2 COURSES: 1.: THENCE N 86°37'18" W, 115.32 FEET; 2.: THENCE S 56°22'42" W, 166.16 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 20; THENCE N 86°37'18" W, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 20, 29.52 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS HAVING AN AREA OF 932,944 SQUARE FEET OR 21.418 ACRES.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF AMY KATHRYN RAABE OWNER OF SAID LANDS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF S. 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION CONTROL ORDINANCE OF THE VILLAGE OF SUMMIT IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 20_____.

MATTHEW T. O'ROURKE, S-2771

PRIMARY ENVIRONMENTAL CORRIDOR AND WETLAND RESTRICTIONS:

THOSE AREAS IDENTIFIED AS A PRIMARY ENVIRONMENTAL CORRIDOR PRESERVATION AREA ON PAGE 1 OF THIS CERTIFIED SURVEY MAP SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. GRADING, FILLING AND REMOVAL OF TOPSOIL OR OTHER EARTHEN MATERIALS ARE PROHIBITED, UNLESS SPECIFICALLY AUTHORIZED BY THE VILLAGE OF SUMMIT AND, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.
2. THE REMOVAL OR DESTRUCTION OF ANY VEGETATIVE COVER, I.E., TREES, SHRUBS, GRASSES, ETC., IS PROHIBITED, WITH THE EXCEPTION THAT. INVASIVE, DEAD, DISEASED, OR DYING VEGETATION MAY BE REMOVED, AT THE DISCRETION OF THE LANDOWNER, AND WITH APPROVAL FROM THE VILLAGE OF SUMMIT, SHALL ALSO BE PERMITTED.
3. GRAZING BY DOMESTICATED ANIMALS, I.E., HORSES, COWS, ETC., IS PROHIBITED, UNLESS GRAZING IS CONDUCTED IN ORDER TO MANAGE INVASIVE VEGETATION AND APPROVAL IS OBTAINED BY THE VILLAGE OF SUMMIT.
4. THE INTRODUCTION OF PLANT MATERIAL NOT INDIGENOUS TO THE EXISTING ENVIRONMENT IS PROHIBITED.
5. PONDS ARE PROHIBITED UNLESS DESIGNED TO ENHANCE THE NATURAL ENVIRONMENT. PONDS THAT MAY BE PERMITTED ARE SUBJECT TO THE APPROVAL OF VILLAGE OF SUMMIT, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.
6. THE CONSTRUCTION OF BUILDINGS IS PROHIBITED.

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

UNPLATTED LANDS, LOT 1 AND OUTLOT 1 OF CSM 7025, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE, IN VOL. 59, PAGE 117-119, AS DOCUMENT NO. 1824405, AND UNPLATTED LANDS BEING A PART OF THE NW 1/4 AND PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 20, T.7N., R.17 E., VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

AS OWNER AMY KATHRYN RAABE, I HEREBY CERTIFY THAT I CAUSED SAID LANDS TO BE SURVEYED, DIVIDED, DEDICATED AND MAPPED AS SHOWN ON THIS MAP. I ALSO CERTIFY THAT THIS CSM IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: VILLAGE OF SUMMIT.
WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS _____ DAY OF _____, 20____.

AMY KATHRYN RAABE

STATE OF WISCONSIN)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____DAY OF _____, 20____, THE ABOVE NAMED AMY KATHRYN RAABE, TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

VILLAGE OF SUMMIT PLAN COMMISSION

THIS LAND DIVISION IS HEREBY APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF SUMMIT, THIS
_____ DAY OF _____, 20____.

JIM SIEPMANN, CHAIRPERSON

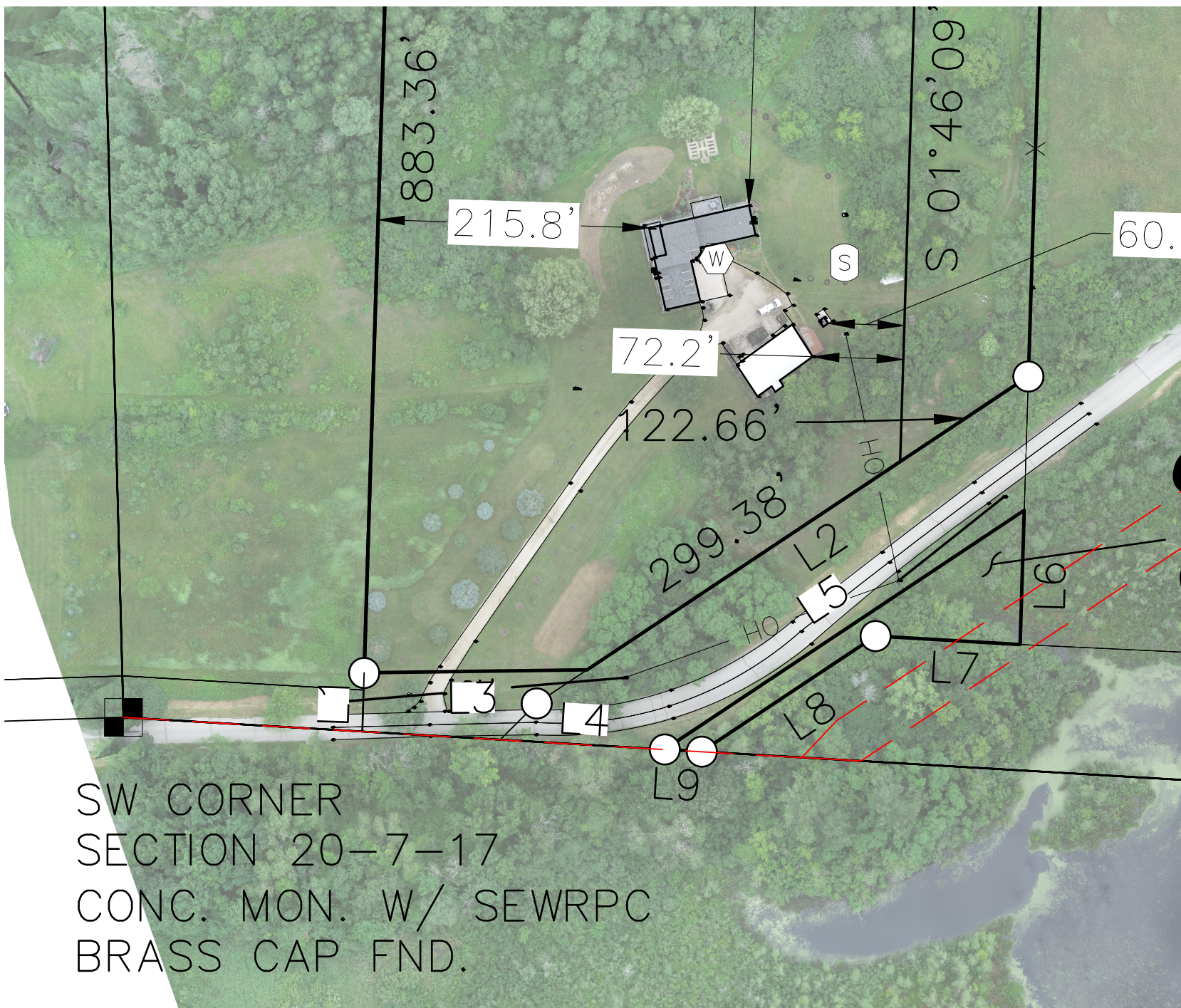
DEBRA MICHAEL—ADMINISTRATOR—CLERK/TREASURER

VILLAGE OF SUMMIT BOARD

THIS LAND DIVISION AND ROADWAY/LAND DEDICATION IS HEREBY APPROVED BY THE VILLAGE OF SUMMIT BOARD,
THIS _____ DAY OF _____, 20____.

JACK RILEY—PRESIDENT

DEBRA MICHAEL—ADMINISTRATOR—CLERK/TREASURER



OUTLOT 1

10,691 S.F.
0.245 ACRES

Planner Barrows interjected that one item to consider is a 15-acre minimum which would help restrict and limit it to state highways both will tighten up the number of properties impacted by the amendment.

Additional conversation is had and there is recommendation to reorganize the text amendment and resubmit for the next meeting. An additional recommendation is made to approach neighboring properties and provide feedback and input at the next meeting to gauge response from neighboring properties which can impact the public hearing.

Possible action to schedule a public hearing based on the request of Jessica and Christopher Kadow for an amendment to the text of Chapter 111 Village of Summit Zoning and Shoreland Protection Ordinance to allow tree service operations in the A-2 Agricultural District.

Applicant, requests to bring back an updated amendment/application at the next plan commission meeting. There is no motion made at this time.

Discussion and provide feedback on request of Mackenzy and Megan Raabe, agent, on property owned by Amy Raabe, to divide a property into two properties located at 38758 Genesee Lake Road (SUMT0655992) & to acquire acreage owned by the Village of Summit.

Planner Barrows provided an overview of the information contained in the Plan Commission Pack

The Plan commission provided feedback regarding the applicant's proposal to create a lot that does not properly abut a public road and the request to rezone the property to allow the land division.

Feedback as follows:

- work with petitioner to rezone R-1 & CSM
- If possible, put in a public street
- If no street the property cannot be further divided this should be listed on CSM

Discussion and provide feedback on request of Jeff Stoll, Stolley's Hogg Alley, to install parking at 34311 Venice Beach Road (SUMT0669056).

This topic is skipped since applicant is not present moved to the end of the agenda.

Discussion and provide feedback regarding potential viable uses on property owned by Johns Living Trust-Family Trust located at 2133 N. Sawyer Road (SUMT0670997).

Planner Barrows reviewed information related to the property owned by Johns Living Trust – Family Trust located at 2133 N Sawyer Road (SUMT670997).

The Plan Commission discussed potential and viable uses on the property, and the potential of Tax Incremental Financing.

It is determined the Village Board is the body to consider Tax Incremental Financing if it is determined that it would be brought into consideration.

It is recommended the Planner is involved with discussion with neighboring properties (at the expense of the parcel owner), and have a conversation with DOT about access. Planner Clarified that access would be from County Highway.